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etancur Lectures Reagan m Latin American Policy

spiled by Our Staff From Dispatches OOTA - Anti-American Ideni Belisario Betancur greet-resident Ronald Reagan Fri-shen be arrived to Bogota on goond leg of a Latin American

wee bombs exploded in the in from Brazil and several hied demonstrators booed him is only public appearance in the city outskirts police used

eas to disperse 200 university bats who hurled stones and sed "Yankee go home." The frities said two policement hurt and 10 students arrested.

T. Betaneur, with Mr. Reagan hig beside him at lunch, said attempts to exclude some Latimerican countries from the T-American - system were og In his loast Mr. Betancur an for admission of Cuba to aOrganization of American is and criticized U.S. trade

he OAS, he said, should follow Frample of the United Nations

"do away with "exclusionary
gisions" so that there can be a

"dialogue" among Lann
erican countries.

rican countries.
This trank and cordial visit id re-establish the terms of po-States and Latin America that considerably deteriorated since the still-unresolved blem of the Falklands in which region was neglected." Mr. Be-

fe told Mr. Reagan: "I ask you tocus the dialogue which you undertaking with the leaders of - ce," which "cannot be attained - ter by pressure or isolation but

orial Herold Tribune .

nomic growth in Western Eu-e and to meet intense U.S. and

lanese competition, was pre-

ited to 10 EC leaders at the sening of a two-day summit

eting. It was expected to trigger

ense debate among members a possible reservations by Chan-

for Helmut Kohl of West Ger-

ony, notably over its protection-

rime Minister Margaret

ticher of Britain and President

neois. Mitterrand of France

Ar. Thorn said the plan, aimed

wife among those supporting ac of the plan's basic features.

arganizing industrial production strong industrial production

viewily, but not exclusively, to

in particular the aeronauti-dectronics and telecommuni-

the BC commissioner of in-

by the community's executive by and that its success depends acceptance by all members.

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schemes have had minimal re-

is. EC officials said the efforts

to being renewed in light of de-

ang European industries and

the competition from the Unit-

INSIDE

Roman Catholic Church Micials report that Pope John

Hiests resign from the Nicara-

tuan government as a condi-ion of his visit to the country

The U.S. unemployment

Nue imped to 10.8 percent in November, a new post-De-ression high. Meanwhile, the follar fell to its lowest level

ince August against the Demische mark. Page 17.

le doubt of the outcome of

lebate in China's National

People's Congress which bas

been presented a draft consti-

bution that stresses stability.

A special report on the situ-

ion in the North American

not revolution.

There would seem to be lit-

Page 3.

text year.

Extend to the outside."

TOUS Sectors.

S WELLEN'S CALLY

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C Proposes Reforms

To Revitalize Industry

rather by indiscriminate assis-

The United States has hurt Colombia, he said, by limiting its sup-port of the International Monetary Fund and the Inter-American Development Fund and with protec-

tive tariffs. "That's the way it is,
Mr. President." Mr. Betancur said.
Mr. Reagan, in his toast, took a
conciliatory tone. "When people
— above all, those people who exercise responsibility and must make decisions — do not know make decisions — do not know each other, the potential for misunderstanding is particularly great." he said.

That is why I am here, coming as a friend and as a neighbor asking what are our problems and dif-

ferences, and how can they be overcome," he said, "I came to listen and to learn - to ask how we could be of greater help to promot-ing peace and progress the Ameri-

Our neighbors in Central America are in turmoil. They are threatened by a devastating economic crisis and by local insurgen-cies supported by outside coun-tries, which do not wish to see the republics of America succeed. The question is, how can we help?"

Mr. Reagan noted that Colom-bia had joined with Costa Rica Oct. 4 to a Central American peace plan that seeks to stop importation of beavy offensive weapons into Central America, withdraw foreign military advisers, end terrorism and subversion against neighbors. reconcile dissidents and call elec-

"Of these," he said, "the last is the most significant. For we all know that democracies are far less likely than any other regimes to abuse their own people and to make war on their neighbors." Mr. Reagan also pledged to resolve differences over narcotics and U.S. tariffs that block the sale of Colombian goods. In return for a crackdown on Colombia's \$2 bil-lion a year cocaine trade, Mr. Betancur seeks more access to U.S. markets for Colombian coffee, textiles and other products.

On the eve of Mr. Reagan's visit, demonstrators burned paper U.S. flags and an effigy of Uncle Sam Bolivar Plaza. In addition, n bomb exploded Thursday outside a Mormon church in a government-huilt apartment area named after the late President John F. Kennedy, the only other American president to visit Colombia, Kennedy dedicated the housing project

Later Friday, Mr. Reagan was to go to Costa Rica to begin a se-ries of summits with Central American presidents on their political and economic problems and conflicts with lefust Nicaragua. President Alvaro Magaña of Ni-

caragua, who was invited by the White House to meet Mr. Reagan in Costa Rica, was coming with his economics minister, José Manuel Pacas Castro, and Foreign Minister Fidel Chavez Mena.

The meeting between President Luis Alberto Monge of Costa Rica and Mr. Reagan will not occur un-

til Saturday.

After that meeting, Mr. Reagan will continue to Honduras. That country's four biggest labor organ-izations accused the Reagan administration Friday of pushing their country to the brink of war with neighboring Nicaragua.

The charge came in a joint statement that reflected widespread fears among liberals and leftists in Central America that Mr. ing an alliance of conservative countries against leftist Nicaragua,



Gaston Thorn

high technology areas.
In the past, the EC has attempt-

ed States and Japan, primarily in

OPENHAGEN — Gaston ed to promote industrial coopera-orn, president of the European tions but many large European-mannity Commission, offered based companies have preferred and unity EC high-technology making cooperative arrangements with Japanese and U.S. companies ustries, accompanied by what. rather than working with Europesaid was an "active" trade-polian competitors, notably fields of antomobiles and electronto protect their development. The plan, an effort to engender

Mr. Thorn said the proposed exlion new jobs by 1990. But he warned, "Without signifi-

cant changes, European industry would become a vassal within five years and member states would lose their collective independ-

He did not speculate on whether EC leaders would endorse the plan, but he emphasized that the EC displayed solidarity in the face. of criticism, led by the United States, of the Common Agricultural Policy at a meeting of trade ministers to Geneva last week.

Mr. Thorn and other EC leaders warned of growing national pro-tectionism, which they said was contributing to the worsening of the worldwide recession.

Britain at the summit discussions will be emphasizing what a government spokesman described the plan, which had been sug-ted but not in such a compre-sive manner by Etienne Davigas "a slide into protectionism." but indicated that Mrs. Thatcher might be willing to extend present import limitations, such as those affecting automobiles, to high technology areas.

stry, would be accompanied by steased investments by the EC a whole, But Mr. Thorn said, "A The purpose of such limitations, uticant internal market implies, course, an active trade policy the British government spokesman emphasized, is to "preserve the trading system, which Britain sup-ports. We earn a third of our keep Physics process of the end of the process of the EC Commisabroad and we also are a very open market ourselves."

Britain strongly favors continuing EC pressures to open markets in Japan to Western industrial products, British officials said. Mr. Mitterrand's approach most closely corresponds to the Thorn plan, EC diplomats and officials said, adding that it goes farther and is more detailed, notably regarding the development and extension of protectionist measures

throughout the European Commu-

nity.

The French government would favor using the EC common external tariff to develop important "fragile" developing industries, a French government spokesman said, citing "aggressive" inroads being made in the European Community by Japanese and U.S. in-

Mr. Mitterrand spoke for 35 minutes at the opening summit meeting Friday, emphasizing de-velopment of a "reconquered and protected market" in the European Community, a spokesman said. The spokesman said the protection should be directed against what be termed "sensitive points" in those industries facing intense competition from "large, outside blocs."

Mr. Mitterrand also emphasized his support for strengthening the European Monetary System, promoting EC investments and reducing growing youth unemployment.
As EC leaders and their foreign ministers prepared for talks Friday evening at the 16th-century Chris-tiansborg Palace. officials said their discussions would cover the new leadership in the Soviet Union, events in Poland and the Middle East, EC political cooperation

sels of U.S. and EC leaders.

high-technology know-how mto Pettagon weapons develop-ment. U.S. officials say they are determined to persuade Japan to shoulder a greater sbare of the burtalke offset heavy U.S. military commitments. In his first speech before the

By Tracy Dahlby

Washington Post Service
TOKYO — Prime Minister

Yasuhiro Nakasone, in an effort to ease strained relations with the

United States, will act soon on a long-standing U.S. request that Ja-pan transfer military-related tech-nology to the United States, gov-

The decision could be made be-

fore Mr. Nakasone's visit to Wash-

ington in January, the officials

At a special session of Mr. Na-

kasone's oew cabinet Friday, key

ministers agreed to make an early

decision on the issue, which has

been blocked by dehate between

government departments for 18 months. Officials said government

action would come "very soon,"

after further talks among senior

administrators to hammer out de-

tails of a final proposal.

A decision in the United States

favor would open the way for the flow of Japan's electronics and

ernment officials said Friday.

Diet, the parliament, Mr. Naka-sone said Friday: "The United States is Japan's most important partner, and we are bound by strong ties politically, economically and in a broad spectrum of

other fields. f would like to strengthen the relationship of trust between Japan and the United

Expected to Be Acted On by Japan

HUSSEIN IN MOSCOW — King Hussein of Jordan, right, is greeted Friday by Yuri V. Andropov, the Soviet leader. The king and other Arab representatives met with Mr. Andropov at the Kremlin to discuss Middle East problems and Soviet-Jordanian relations. Page 2.

U.S. Request for Arms Technology

Defense analysts in Japan spec-ulate that Mr. Nakasone, who was named prime minister Nov. 26, has ordered his cabinet to make a decision before his talks with President

The United States presses Japan for action on their long-standing trade dispute, Page 19.

Ronald Reagan in Washington Jan. 18. By long-standing policy, Japan now bans the export of weapons and related technology.

Faced with huge government deficits, Japan has been reluctant to make the increases in military spending sought by Washington. Ties between the two countries

have also suffered because of enormous U.S. trade deficits with Japan. Many officials in Japan favor an arrangement for the transfer of defense-related technology to the United State as a means of dem-onstrating Japan's good faith io easing trade friction and expanding military cooperation.

Shintaro Abe this week, the U.S. ambassador, Mike Mansfield, urged Japan to move quickly to put the military technology exchange on a more "reciprocal" footing. Under the Japan-U.S. mutual security treaty, the flow of such technology has been overwhelmingly in Japan's favor.

conveyed the U.S. request to the Japanese in June 1980, a decision has been blocked by a feud between government departments. The Ministry of International Trade and Industry has objected to the proposal on the ground that it would it give a major economic rival access to Japan's advanced

todustrial technology.

Although U.S. officials have asserted that they have no specific items in mind, they have talked generally about advanced electronics, especially those for use in military aircraft and laser opnics.

The Foreign Ministry has endorsed the transfer arrangement, citing the importance of ties be-tween the two countries. Senior diplomats have argued that the sale of military technology to the U.S. would not violate Japan's arms export ban because the Ja-pan-U.S. mutual security pact, an international treaty, takes preced-

ence over domestic policy.

Officials, who did not want to be named, suggested that a compromise might be achieved through a provision prohibiting the United States from exporting the Japanese to third countries.

Defense officials have said that a final agreement would cover only defense-related systems developed under government contract and that the transfer of commercial technology would be left to the discretion of private Japanese

Soviet Interest Reported in U.S. **Arms Proposal**

By Hedrick Smith New York Times Service

WASHINGTON - The Soviet leadership has sent President Ronatd Reagan a message express-ing interest in his recent proposals for measures aimed at reducing the dangers of accidental war, accord-ing to administration officials. The officials said Thursday that

the Soviet response neither accept-ed nor rejected the proposals, which were made public to a tele-vised speech on Nov. 22 and were conveyed through diplomatic channels to the Soviet leaders.

The Soviet Union was reported to have asked where the United States wanted to discuss them in detail. The Russians were reportedly told that the Americans wished to pursue them in the arms control talks in Geneva.

Although this was possibly the first substantive communication from the new Soviet leadership un-der Yuri V. Andropov to the Unit-ed States, senior officials were cautious about interpreting the prompt response as an indication that the Russians were eager to seek a compromise to the arms

One official described the message, delivered orally by Ambassa-dor Anatoli F. Dohrynin in a meeting on Wednesday with Lawrence S. Eaglehurger, under secretary of state for political affairs, as "a businesslike attempt to keep the dialogue going."

In the Nov. 22 speech, the presi-

dent said be had proposed advance notification of test launchings of iotercontinental and mediumrange missiles, advance notice of major military exercises and a broad-ranging exchange of basic data about nuclear forces.

The president also mentioned possible improvements in the botline communications system be-tween Moscow and Washington. He had made similar offers to June in West Berlin.

The Soviet message came at a time when the United States is watching not only the Soviet posi-tion on arms talks but also internal developments in Poland as an indication of whether the change of Soviet leadership has improved prospects for easing East-West ten-

Vice President George Bush, welcoming recent moves in Poland, said Thursday that the United States would respond positively if Warsaw met Washington's terms for lifting martial law, releasing all detainees and renewing the dialogue with iodependent labor leadIn a luncheon with reporters, Mr. Bush recalled that these were the three conditions for any improvement in relations that Mr. Reagan set last year when he imposed sanctions

"We set out three criteria early on and one of those criteria has been mer," Mr. Bush said. "in terms of an administration that has said, here are three things we think ought to happen, if they happen, t think you would see some-thing happen on our side."

saying that one U.S. condition had been met. Mr. Bush was alluding to the release in mid-November of Lecb Walesa, the leader of the now outlawed Solidarity union, and the freeing this past week of 327 other detainees. Other officials contended that this did not fulfill the condition because 600 persons were still in detention without trial and several thuusand had been imprisoned on charges uf

martial-law violations. As for the furm that an American response might take, officials listed a possible rescheduling of Polish debts, the extension of commodity credit loans fur food shipments, the restoration of Poland's fishing and air rights and other steps helpful to the Polish econo-

The White House was reported to be sufficiently encouraged to be making preparations for Mr. Reagan to make a statement possibly after seeing whether the Poles lift martial law on Dec. 13, as expected.

In an interview, Mr. Bush said he was "somewhat optimistic --realistic but somewhat optimistic - about being able to move forward" with the new Soviet leadership. He suggested that economic difficulties were "an ingredient" pushing Moscow and, to a lesser degree. Washington toward arms agreements.

On a related topic, he discounted any serious risk to American interests in the recent effort by Mos-cow to improve relations with Beij-

"I don't think our relationship is going to fail spart beause the jump in bed with the Sovieta." said Mr. Bush, who once headed the American diplomatic mission in ing. There are some fundamental differences now. They can improve relations along the horder. Fine. Why should that he of a grave consequence to the United States? We are not trying to sur up difficulty between them. I don't see anything to that that means a diminution in our relationship with China."

U.K. Expels Soviet Attaché on Spying/Charge

Washington Past Service LONDON - Britain announced Friday that it has expelled the Soviet Union's naval attaché in London, accusing him of attempting to set up a spy network in the country, an effort officials said was uncovered before it did any damage.

The officer, Captain Anatoli Pavlovich Zotov, was apparently the highest ranking Russian to be ordered out of Britain since 1971, when 105 Soviet personnel were ordered to leave for spying. Captain Zotov, the British said, was a senior officer of the GRU, the Soviet Union's military intelligence agency. His activities, they said, had been monitored by a covert surveillance unit of Britain's own

intelligence agency, MI-5. The expulsion is the latest turn in what has been a long autumn of espionage scandals in Britain. Even as announcement of his expulsion was being made, the trial of an Canadian economics professor continued with insistent assertions by the defense that British intelligence had missed the fact that and the Dec. 10 meeting in Brusthe man, Hugh Hambleton, was actually a Canadian double agent, working against the Soviets rather than with them.

British officials maintained Friday that none of the recent espionage cases is related. They said, in particular, that Captain Zotov had not been identified by a recent KGB defector to Britain. Vladimir Kuzichkin, or Geoffrey Arthur Prime, the recently convicted Soviet spy who has promised to tell authorines all he knows.

A bizarre aspect of the Zotov story, is that it was apparently leaked to Britain's domestic news agency, the Press Association, Thursday night by the Russians themselves, who suggested the British were trying to diven attention from their own celebrated intelligence failures.

Not until Friday morning was the expulsion confirmed by the Foreign Office. Official sources said that Captain Zotov, who ranked second in the embassy's military unit, arrived in Britain in January. They said he apparently was to set up an agent network to learn British military secrets. Cit-ing "clear evidence" of his intentions, the sources implied that Captain Zotov had been caught trying to recruit agents.

Since 1971. British policy has been to reduce the size of the Soviet Embassy every time one of its envoys is expelled. In the past 18 months, two other Soviet diplomats have been ordered out, a trade official and a second secre-

et diplomatic staff will be 45. Officials said they anticipated that a British diplomat in Moscow would be expelled in retaliation and denounced the move in advance as unwarranted

tary. The new strength of the Sovi-

If the activity on the spy front is all coincidental, British satisfaction over breaking an attempted espionage ring is not. The Prime case and other recent examples of lax security provisions on a numher of fronts have made the government of Prime Minister Marga-ret Thatcher notably defensive about such matters, even though it is not directly responsible for many of them.

One report said that Mrs. Thatcher herself intended to announce the expulsion of Captain Zotov in Parliament as evidence of good British intelligence work, that she was preempted by the Soviet Union's Western-style public rela-

The Hambleton trial has been going on all week. The defense is countering prosecution contentions that the professor was a KGB agent for 30 years by contending that be was engaged to counterespionage. Mr. Hambleton was ordered in court Friday to write down the name of his Canadian intelligence contact, presuma-bly so British officials can determine exactly what relationship Canada did have with him. He was afrested by the Canadi-

ans in 1979 and espionage appara-tus was found in his home, but he was never tried. He was arrested in London when he came for a visit last summer. He has testified that he had din-

ner with a man he believes was the new Soviet Communist Party leader, Yuri V. Andropov, in Moscow in 1975. The testimony on this and other aspects of the case has become increasingly entangled in plots and subplots, spanning from NATO offices in Paris to Canada, but not actually Britain. The main question to be answered when tesumony resumes next week is why. nada declined to prosecute Mr. Hambleton, British intelligence pursued the case.



Anatoli Pavlovich Zotov, the Soviet naval attaché, arriving back at his home in London Friday night.

In Soviet Bloc, Troubled Economies Prompt New Market Strategies

By Paul Lewis New York Times Service.

WARSAW -- Poland's empty shop windows are only the extreme manifestation of the hard times setting in throughout Eastern Europe and the Soviet Union as the worldwide economic slowdown catches up with the centrally planned Communist economies.

In all these countries, the rates of economic expansion are slowing and are likely to continue stowing, and shortages of manufactured goods and food are becoming more acute. The Soviet Union's harvest was poor again this year, and its new five-year economic plan projects the lowest growth ever for industrial output.

Moscow's East European satellites are weighed down by an immense burden of foreign debt and can no longer hope to borrow their way out of trouble as they did in the past. Poland and Romania are, for all practical purposes, ban-

In the Soviet bloc, economic troubles have prompted moves to expand economic freedom and to assign a greater role to market forces in determining econumic decisions, especially in agchosen to lead the Soviet Union, Yuri V. Andro-pov seemed to take note of the experiments, callmg on his nation to "take account of the experience of fraternal countries.

Acknowledging that the Soviet economy had failed to achieve its goals for the past two years, Mr. Andropov encouraged conjecture that be would introduce more pragmatic pulicies. A system of material incentives, he said, must be devised to improve the country's economic perform-

"The crisis is bringing pressure for reform throughout the whole bloc," said Josef Soldaczuk of the Polish Foreign Trade Institute, "hut it's a difficult time to make changes." At the Hungarian Institute for the World

Economy in Budapest, Mihaly Simai agreed. "Every country is experimenting with new solutions," he said. "You can't overcome these problems with strict planning. Flexibility is needed

Michael Kaser of St. Anthony's College in Oxford. England, said: "Economic change is so tied up with what the Soviet leadership does. A sign from the new men in Moscow could open the gates in Eastern Europe."

Prospects for the economic future of Eastern Europe are further complicated by President Ronald Reagan's attempt to impose tighter limits on access to Western credits and technology. There is anxiety that the policy could backfire, driving the Eastern bloc nations closer together and wiping out some of the political freedom that has accompanied the growth of East-West trade.

in the late 1950s and 60s, the member countries of the Council for Mutual Economic Assistance, or Comecon, as the bloc's economic organnomic growth, much in line with what they had planned. But the economic picture started to cloud in the 1970s, particularly in the second half of the decade.

Average growth in the Comecon countries was percent from 1971 to 1975, or only fourtenths of I percent below the planned target, the United Nations Economic Commission for Europe calculated. From 1976 to 1980, the growth rate slipped to 4.1 percent, although the target was 5.3 percent. The commission estimated

Comecon growth last year at 1.9 percent as against a 3.5 percent goal.

The latest Soviet five-year plan, for 1981 to 1985, sets an annual industrial output target of 3.4 percent, the lowest ever. The Centrally Planned Economies Service of Wharton Econometric Forecasting Associates estimates that Soviet growth will average about 2.6 percent annually until 1985, while the economies of the six Soviet satellites in Comecon will grow 1.9 percent on average. The six countries are Poland, East Germany. Czechoşlovakia, Hungary. Romania and Bulgaria.

Many East European countries tried to main-tain economic growth in the 1970s by importing Western technology paid for with money bor-rowed in the West, From 1970 to 1980. Comecon's collective indebtedness rose to about \$80 billion. But the strategy failed when the slowdown in world trade robbed them of hope of paying off their debts with exports to the West.

As Poland, Romania and Huogary found themselves unable to repay, the Eastern bloc's creditworthiness came into question and its economic malaise deepened, with countries tocreasingly unable to afford vital Western raw materials and industrial spare parts. "After making a good start, the hasic economic objectives of the Comecon countries had all been jeopardized by the end of the 1970's," says Her-mann Clement of Munich's Osteuropa Institut.

Orthodox Marxist economic planning is being increasingly questioned throughout Eastern Etirope, with even the Soviet Union much less suspicious of the economic change. The pacemaker in this process has been the Hungarian administrauon of Janos Kadar, which has been gradually installing its "new economic mechanism" since

The Hungarian system gives companies much more control over what they make and how much they charge for it, encouraging them to secure supplies in the cheapest market and sell products for the highest price.

Wages in Hungary vary from plant to plant, depending on profitability. A good deal of room has been created for private entrepreneurs, tocluding bands of skilled workers who can sell their services to state-owned enterprises. Although most farm land is owned by cooperatives.

(Continued on Page 2, Col. 5)

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Andropov, in Meeting With Arabs, Assails U.S. Plan for Middle East

MOSCOW — Yun V. Andro-pov. the Soviet leader, told an Arab delegation Friday that the U.S. peace plan for the Middle East only benefited Israel and the United States, the Tass news agency said.

Mr. Andropov said the proposal made Sept. 15 by Leonid I. Brezhnev. Mr. Andropov's predecessor, was almost identical to the one adopted in early September by an Arab League summit. He reiterated the long-standing Soviet call for a comprehensive peace conference that would include the Palestine Liberation Organization.

"Such an approach creates a real possibility of wide-ranging action as saying

made the comments in a meeting at the Kremlin with an Arab League delegation that was led by King Hussein of Jordan. Also participating were Foreign Minister Andrei A. Gromyko and Prime Minister Nikolai A. Tikhonov.

Tass said the meeting was held

Israel Criticizes Effort By U.S. to Restrict Aid

Washington Post Service
JERUSALEM — The Israeli government Friday sharply criticized the Reagan administration's attempt to prevent Congress from increasing aid to Israel, suggesting that U.S. concern with Arab attitudes is similar to a policy of "ap-

The Israeli criticism was directed at the unsuccessful effort earlier this week by President Ronald Reagan and Secretary of State George P. Shultz to prevent a Senate appropriations subcommittee from increasing the amount of aid earmarked for Israel in pending

foreign assistance legislation.
On Thursday, the full Senate
Appropriations Committee, by
voice vote and without dissent, approved the higher levels recom-mended by the subcommittee. As it now stands, the legislation would provide \$910 million in economic aid to Israel this year, \$125 million more than the administration sought, and would convert \$350 million in proposed military loans to Israel into outright grants.

Total aid for Israel in the package amounts to \$2.6 billion, of which \$1.7 billion is in military

The Israeli criticism of the administration was first voiced Thursday night in a television interview by Foreign Minister Yitzhak Shamir and was followed by even sharper comments Friday by Deputy Foreign Minister Yehuda Ben-Meir and a third senior offi-

cial who refused to be identified. "I can only express our amazement and consternation at the position which has been taken by the administration." Mr. Ben-Meir told the state radio.

"For many years we haven't seen such an occurrence, where the administration has actively tried to prevent the Congress from voting the aid that it felt fit for Israel," be continued. "What's even more serious is that the administration is trying to relate this to political issues. The claim that more aid for Israel won't go well with the Arabs reminds me of the famous approach of appeasement."

Mr. Shamir accused the admin istration of "clearly violating" pledges not to link economic and military aid to Israel to political issues such as Mr. Reagan's Middle East peace initiative. We regard this very gravely," be said.

The dispute over aid comes at a time when the two countries remain at odds over the Reagan peace plan and are showing increasing signs of strain over the continued Israeli military occupation of southern Lebanon and the inability to launch negotiations leading to a troop withdrawal.

Despite Israel's outright rejec-tion of the president's peace initiative, the administration bas promised repeatedly not to use its military and economic assistance programs to pressure Israel to be more forthcoming. At the same time, however. Mr. Reagan and Mr. Shultz argued to key senators this week that to reward Israel with an increase in aid now would undermine efforts to achieve a breakthrough on the troop withdrawal negotiations and the over-all Middle East peace process.

Hatfield Receives Letter Earlier, Helen Dewar of The Washington Post reported:

Before the committee's vote Thursday. Deputy Secretary of State Kenneth W. Dam said the increased aid to Israel would leave the United States "in a very pre-carious position" that could jeopardize relations with other countries and "imperi) the strenuous effort we are making to find a settlement in Lebanon and to make progress in the broader peace pro-

In a letter to the chairman of the



The Jeading Hotels of the World

The new Communist Party chief

Mr. Andropov said President Ronald Reagan's Middle East plan was "aimed at splitting the Arab countries in order to impose on them decisions beneficial only to Israel and the United States, to prevent the creation of an independent Palestinian state."

Appropriations Committee, Mark O. Hatfield, Republican of Ore-gon, Mr. Dam added: "By appearing to endorse and reward Israel's policies, it could strengthen the hand of those who are content with the status quo, while calling into question among others the

Senator Hatfield, who objected to the increased aid when it was approved by the subcommittee on Tuesday, made no attempt to strike it out Thursday, apparently because be lacked the votes.

U.S. commitment to an equitable

Israeli Is Charged With Espionage

TEL AVIV - An Israeli Army reservist bas been charged with assing military information to Syrian intelligence agents, court officials said Thursday.

Yitzhak Shor, 40, was arrested Nov. 3 at Ben-Gurion airport as he taken in the 1967 Middle East war. stepped off a flight from Rome. The arrest was kept secret until but were turned away from Lon-Thursday, when an indictment issued by a Tel Aviv court was made

Israeli troop positions and his own service in the military reserve.

aimed at establishing peace in the in a "businesslike and friendly at-region." Tass quoted Mr. Andopov mosphere." mosphere."
The nine-member Arab group

arrived in Moscow Thursday as the third stop in a series of visits to the capitals of the live permanent members of the UN Security Council. King Hussein also met with Mr. Andropov in the Kremlin late Thursday but Tass said they had only a brief exchange about the Middle East situation and concentrated on Jordanian-Soviet ties.

Among the delegates was For-eign Minister Prince Saud al Faisal of Saudi Arabia, the highest rank-ing Saudi ever to visit Moscow. The Soviet Union has no diplomatic relations with Riyadh.

Foreign ministers from Syria, Jordan, Tunisia, Morocco and Algeria and officials from the Palesune Liberation Organization and the Arab League also were repre-

Mr. Andropov's remarks reflected the standard Soviet position on the Middle East.

Commenting on the Arab visit, a Western diplomat said: "The Sovieis have no other option but to op-pose the Reagan plan, but I don't expect them to have anything new

Less than two months before his death, Mr. Brezhnev also said that the Soviet version of a Middle East settlement was "not at variance" with the Arabs' eight-point plan adopted in September in Fez.

The Arabs urged establishment of a Palestinian state and implied their recognition of Israel but did not state it.

Mr. Reagan's Middle East initiative, announced Sept. I, calls only for "self-government by the Pales-tinians of the West Bank and Gaza in association with Jordan.

The president met with the group on its first stop in October. He called the session an "excellent meeting," but was unable to per-suade the delegation to recognize Israel without that nation's prior withdrawal from the Arab lands The Arabs also lobbied in Paris,

receive a Palestinian envoy. public.

The indicument charged that Mr.
Shor spent 12 days in Damascus in October providing Syrian intelligence officials with information on providing Syrian intelligence officials with information on the PLO, which the United States has refused to recognize until it recognizes Israel. The Arab delegation that met with Mr. Reagan did not include the PLO, which the United States has refused to recognize until it recognizes Israel. The Arab delegation that met with Mr. Reagan did not include the PLO. tion also is scheduled to travel to

China's Unrevolutionary Constitution

By Christopher S. Wren New York Times Service

BEIJING — During a discussion at the current session of the National People's Congress, an army political commissar named Xiao Hua ventured that the elimination of the "freedom to strike" from China's new constitution was a good idea.

"Going on strike is a means used by workers against capitalists," the Chinese news agency quoted Mr. Xiao as telling his fellow delegates. "In China, where enterprises and their products are owned by the people themselves, to strike would impair the inter-ests of the people, including the workers."

His comment reflected the kind of discourse filtering out from China's nominal parliament, which has been presented with a belated five-year plan, a new state budget and a draft constitution that stresses stability, not revolution. -

Working sessions are closed to ontsiders, but the official news agency paints a picture of 3,000 happy delegates enthusiastically endorsing whatever legislation the leadership

sends their way. The National People's Congress, which convenes for about two weeks a year, has its own rubber stamp in the Chinese People's Political Consultative Conference, a claque of "patriotic" united front parties that meets concurrently.

The news agency reported that the delegates of the consultative conference shared a "unanimous view" that the new constitution would inspire 1 billion Chinese to work harder for the country's prosperity.

With that kind of rhetoric, it is safe to

predict that the new constitution, China's fourth since the Communist takeover in 1949, will be approved as scheduled Saturday. The draft document was promulgated for nationwide discussion last spring and seems to have undergone only minor revi-

sions. like the insertion of a section stressing the independence of Chinese foreign policy. The new constitution, which bas been worked on for two years, does make some significant changes. It restores the post of state chairman, or head of state, that Mao abolished after purging its last occupant. Liu Shaoqi, It heralds the decline of Mao's grandest legacy, the people's commune, by taking away its political responsibilities. It creates a new state military commission to

lead the armed forces." Diplomats who have already plowed through the constitution, five-year plan and budget are tempted to look behind the facade of consensus for subtler signs of political activity.

For example, will the new state central military commission replace the party's existing military commission, which China's paramount leader. Deng Xiaoping, has headed since 1978. The daily press has hinted that the two bodies might unite for practical reasons" and that members of the party military commission could be made members of the state military commission, 100.

This has given rise to speculation that Mr. Deng might head an amalgamated commission, further strengthening his grip over the 4.23-million-member armed forces. Mr. Deng has tried to carry the armed forces along with his decisions, getting the chief of staff, Yang Dezhi, to state publicly last week that the new constitution "is the best we have had since 1949."

There has been less speculation about who will become the next head of state, since Prime Minister Zhao Ziyang said earlier that a decision would not be made until later next year. Rumors floated from Taiwan that Mr. Deng himself might take the job are discounted here since Mr. Deng has said that

The lingering question about the constitu-

tion is whether the fundamental rights and duties it enshrines will have much effect on the lives of the Chinese. It is a pragmatic document whose preamble states that "the basic task of the nation in the years to come is to concentrate its effort on socialist mod-

To prevent the kind of the abuses that tore China apart during the Cultural Revolution. the constitution asserts that Chinese enjoy "freedom of speech, the press, assembly, association, procession and demonstration" as well as "freedom from arbitrary arrest." The first constitution in 1954 offered similar guarantees.

But none of these freedoms is allowed to encroach on the "four cardinal principles" that the regime holds inviolate: adherence to the socialist road, to the people's democratic dictatorship, to the Communist Party's leadership and to Marxism, Leninism and Mao's

This leaves little scope for what the party disparages as "bourgeois liberalism." new constitution does give greater scope for "legitimate religious activities," deleting a line on "the right to propagate atheism'

from the last constitution.

The new constitution also prohibits illegal searches of homes of citizens, as happened during the Cultural Revolution, and safeguards "the freedom and privacy of correspondence." But it adds that mail may be intercepted and read "to meet the needs of state security or of investigation into crimi-

The abolition of the right to strike, which was inserted in the previous 1975 constitunon, may reflect unease over the Solidarity trade union movement in Poland, which Beijing does not want copied here. Instead, the constitution promotes workers' congresses, where employees can air their views under proper supervision.

Polish Bishops Reaffirm Support for Unions

Economic Troubles Prompt

New Soviet Bloc Strategies

WARSAW - Poland's Catholic bisbops reaffirmed their support Friday for trade unions independent of the Communist Party in the bishops' first communique since the Solidarity labor movement was banned in October.

The communique, which followed a two-day episcopal conference presided over by Archbishop Jozef Glemp, stressed the right of all the people to a voice in running the country. The communique repeated a church statement that the Polish people should spiritually prepare for the visit of Pope John Paul II scheduled for June.

The church's program for the coming year is one of "Christian hope," the communique said, add-

ng "Christian hope means bearing a cross. In this spirit, preparing for our meeting with the pope, we accept all the troubles of everyday life, which are so numerous and which we are overcoming with such difficulty.

It said the banning of Solidarity and other trade unions "painfully affected all of society. It is to be regretted that other means were

The bishops quoted the pope, a staunch backer of Solidarity who severely criticized its dissolution, as saying "trade unions are not political parties struggling for power and they should not be controlled by political parties, or have close

The communique made no com-

(Continued from Page 1)

members run them much as they wish, dividing up the profits and retaining substantial private plots

that can be sold or passed on to

Still, Hungary's economy grew

only 1.8 percent last year, and this year's performance is likely to be

worse. But Hungary is effectively consolidating the changes it has

made by joining the International

Monetary Fund and applying for a

ern supervision of its economic

No East European country has

greater economic difficulties than

Poland. Industrial production has

fallen nearly 25 percent in the last three years and is likely to drop 5

trolled prices substantially, bring-ing the number of Polisb zlotys in circulation back into better bal-

ance with the reduced supply of

goods. State companies have been

told to pay their own way and

have been given greater control over what to produce and how

The government has raised con-

percent more this year.

ment on martial law but indicated that the church favors restoration of full civil rights and reconciliation between the authorities and the people.

A session of the Sejm, or parlia-

ment, on Dec. 13 is expected to lift or suspend martial law, which was imposed on Dec. 13. 1981. Addressing a meeting of miners Friday in the southern city of Ka-

wice, General Wojciech Jaruzelski. the country's leader, strongly denounced the United States and its diplomats in Warsaw and said he was considering restricting bilateral relations.

The general listed a series of sanctions taken by Washington against Poland since the imposition of martial law, which he said

cession. Fear that any change

would only make shortages worse led the Polish authorities to main-

tain centralized planning for about 60 percent of industrial produc-

tion.

The unpopularity of price increases has encouraged the government to raise wages to the point where currency in circulation is pulling well ahead of the supply of cools in the thore sourcing calls.

goods in the shops, spurring calls

In Hungary, too, Mr. Simai said, hard times arouse opposition to economic reform, making it more

difficult to win popular acceptance

of realistic prices and increasing resentment over the higher in-

comes earned by the new breed of private entrepreneurs.

Bulgaria and Romania are also

edging down the same road as Hungary and Poland. This year

Bulgaria introduced its own "new economic mechanism that gives greater freedom to individual en-

terprises and relates wages to pro-

Bulgaria's private farming sys-tem, like Hungary's, is already working well. For the moment,

however, the authorities do not ap-

pear to envision opening more of

industry to private ownership.
In Romania, which like Poland

has a critical shortage of manufac-tured goods and food, President Nicolai Ceausescu has said he is

not planning any economic changes. But this most maverick of

East European nations has put its economy under the partial direc-

tion of the International Monetary

Fund in return for a loan and is being forced to take a more mar-

ket-related approach to economic

planning. East Germany, which regards it-self as a showcase for what rigo-

rous central planning can achieve,

ciency by organizing industry into

Kombinat, groups of about 20 companies that are given more in-

dependence from the central plan-

ners and allowed to trade and

compete with each other, within

A recent law also requires state

Czechoslovakia, which custom-

arily aligns its economic policy

with East Germany's, has also re-cently reorganized its industry into

fort to increase efficiency.

Perhaps the most telling evi-

dence of the Eastern bloc's interest

in economic change is the absolute

priority it is giving to righting its trade imbalance with the West and

earning enough bard currency to

repay its debts to the capitalist

world and restore its creditworthi-

"higher production units" in an ef-

and cooperative farms to give

more belp to private farmers.

ductivity.

"Hardly a day goes by that some administration official does not issue new demands, epithets and threats," General Januzelski said. "Wherever rich America was able to burt a weakened Poland it al-

ready bas done so."

Meanwhile, Poland's planning chief Friday told the Seim, which is meeting to debate the 1983 budget, that the national income would rise next year for the first time since 1978.

"If we fully realize our production goals, the national income in 1983 should rise by 2 to 2.5 per-cent ... the first year after four years of a drop in national income that there will be an increase," the bead of planning, Janusz Obo-

dowski, said.
"I would like to underline that
1983 will be the first year of calm
work in economy under conditions

Officials recently have claimed in reversing the country's severe economic decline and have issued ambitious production targets based on worker discipline and calm despite the banning of Soli-

had thwarted U.S. political designs

General Jaruzelski detailed the mainly economic restrictions imposed by the Reagan administra-tion, criticized the behavior of U.S. diplomats in Warsaw and de-nounced U.S.-sponsored radio stations that beam programs into Po-

of modified economic reform," he said. He predicted that industrial production would rise by 4 percent, largely due to increased coal production. Prices of consumer goods, he said, would go up by not more than 9-10 percent.

darity and other unions.

rights of peoples," as they an called in UNESCO terminology also gave rise to long and heato

> Western delegates obtained the deletion of a sentence that spoke about "equality" between the two
> types of rights. The West argued
> that the phrasing could be invoked
> by authoritarian governments
> wanting to abridge individual burnan rights in the name of col

Rights Plan
Is Approved Paris
By UNESCO Resis

Delegates Also Concur

By Henry Tanner

New York Tunes Service

PARIS - Delegates to a 158-n.

tion special UNESCO conferent

agreed Friday to a compromi-plan establishing the framewor for the organization's activities i

information, human and collectly

rights, education, culture and di-

velopment in the last five years c the 1980s.

The United Nations Education al Scientific and Cultural Organization adopted the final resolutions for 13 programs by corsensus, without a vote.

In their closing statements, delegations from the industrial nation

and the Third World, who ha

clashed frequently in dehate, a

voiced reservations about some as

pects of the plan. So did the Sovie Union, which by and large ha

sided with the nonindustrialize

Most of the ideological debat

between the industrialized and nonindustrialized nations was or

information and mass communica

zations had a virtual monopoly or

information around the world

effort to redress the imbalance must not be at the expense of free dom of the press and the free flow

The issue of individual humar

rights vs. collective rights, or "the

of information.

Third World countries com

the gathering and dissemination o

Western delegates warned that an $\prod_{i=1}^{n} U^{i+1}$

On Role of the Press

lective rights.
U.S. and other Western dele gates said Friday they were deased with the outcome of the two weeks of debate. They said that they had managed to delete or change several passages that they regarded as a potential threat to

The Western bloc's biggest achievement concerning the chapters on information and mass communications was the insertion of a passage giving the press the function of a watchdog against abuse,

The final version of the insert ... over which Soviel and Western delegates clashed vebemently eventually read; "The mass media could make an important contribution tion to scrutinizing all actions the might lead to abuse of power."

The phrasing was adopted after the Soviet delegate strenuously ob-jected to a stronger version giving the press the right to scrutinge the "activities of authorities."

The texts adopted Friday are to serve as the basis for the agency director-general, Amadou Mahla M'Bow of Senegal, to work out a precise program for the years 1984 and 1985. They would have to be ratified by UNESCO's general assembly next summer. Some of the arguments are likely to resume

WORLD BRIEFS

Socialist Cabinet in Spain Sworn In

MADRID (Reuters) — King Juan Carlos I swore in Spain's new So cialist cabinet Friday, named by Prime Minister Felipe González. Deputy Prime Minister Alfonso Guerra was the first to pledge loyalty to the king and the 1978 democratic constitution. Then the other minis

ters, all but one in their 30s and 40s, in turn took the oath of office before a Bible, a crucifix and a copy of the constitution. Mr. Gonzalez was sworn in Thursday. The 17-member cabinet is expected to convene informally Saturday.

and hold its first official meeting Tuesday. The reopening of the border with the British colony of Gibraltar is expected to be on the agenda for

Labor Party Retains Seat in Glasgow

GLASGOW (AP) - Britain's opposition Labor Party retained Glass gow's economically depressed Queen's Park district in a parliamentary by-election Thursday, but saw its majority cut back sharply.
Prime Minister Margaret Thatcher's Conservative Party, meanwhile was pushed into third place behind the Scottish Nationalist Party, while

the newly formed alliance of the Social Democratic Party and the Liber al Party came fourth in Thursday's vote. The Labor candidate, Heler McElhone, polled 8,851 votes, giving ber a 5,694 majority over her near est aval. the Scottish Nationalist Party candidate, Peter Mallan, who polled 3,157. In the general election in May 1979, Labor's majority was 478 and the Conservatives took second alone.

9,478 and the Conservatives took second place.

The Conservative candidate, Jackson Carlaw, polled 1,888 votes, while the alliance candidate, Graham Watson got 1,487. Only 46.9 percent of the voters turned out. The election resulted from the death in September of Frank McElhone, the busband of the Labor candidate, who back represented the district since 1974.

U.S. Panel Backs Contempt Citation

WASHINGTON (AP) — A House subcommittee is recommending that the chief of the Environmental Protection Agency, Anne M. Gorge such, be cited for contempt of Congress for following President Ronals Reagan's orders to withhold subpoenaed information. The House Public Works investigations subcommittee Thursday votes

the contempt citation 9-2 after Mrs. Gorsuch refused to produce infor mation on the agency's handling of lawsuits in its loxic waste cleanu

For the Record

Weinberger arrived in this south Adriatic resort Friday for a 24-hou Weinberger arrived in this south Adriatic resort Friday for a 24-hou Weinberger arrived in this south Adriatic resort Friday for a 24-hou Weinberger arrived in this south Adriatic resort Friday for a 24-hou visit to Yugoslavia. He was expected to discuss military cooperation and East-West relations, Yugoslav officials said, in the first high-level U.S. visit since former Secretary of State Alexander M. Haig Jr.'s trip las

ISTANBUL (AP) - Martial-law authorities here have arrested sever Iranian nationals on charges of forming an underground organization swindling and carrying false passports, the Turkish news agency report ed Friday. The Iranians were accused of belonging to the Mujahidii Khalq organization of Iran, which is opposed to the Islamic rule o Ayatollah Ruhollah Khomeini, the agency said.

BUENOS AIRES (UPI) - Argentina's military government granter political asylum Friday to the former Bolivian interior minister. Colone Luis Arce Gomez, who has been accused in his own country of cocain trafficking and political assassination.

from left, visited a devastated area of West Beirut Friday to see positions held by France's peacekeeping troops. The area was a no man's land during the civil war and the Israeli siege. much to charge. But Poland's experience also il-Lebanese officials have appealed for an increase in the size of the peacekeeping force, but lustrates the political difficulties of Mr. Hernu said France was not prepared to talk about an increase in the French contingent. introducing a more market-related **Dutch Testily Await French Plan**

5 Lecturers **Refuse Oaths** On West Bank

TEL AVIV — Five foreign lecturers at Bethlehem University were ordered Friday by the Israeli authorities on the West Bank to stop teaching by Monday, according to the university vice chancelor. Protection Theorems Sension lor, Brother Thomas Scanlan. Brother Scanlan said that the

lecturers had been summoned to

israeli headquarters and asked to sign pledges not to support the Palestine Liberation Organization. The lecturers offered to sign above the declaration, which they said would merely signify know-ledge of the regulation. But they refused the Israeli demand to sign beneath it, saying that to do so would clash with their consciences.

The three American and two Butish lecturers were ordered to stop work because they did not have valid work permits, Brother Scanlan said. The statement the lecturers were

asked to sign said: "During the period in which the work permit is valid the permit holder will refrain from any action harming security and public order and will in this context obey all the laws and stipulations and security legislation forbidding any action or providing any service that can be construed as aiding or supporting the PLO or any other hostile organization."

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5, rue Dounou, PARIS Just tell the taxi driver "sank roa doe nao" or Falkenturm Str. 9, Munich or M/S Astor at sea

To Reduce Salt Content of Rhine

By Jason Berry PARIS — After years of bitter conflict with the Netherlands, France next week will formally unveil its plans for defusing an environmental controversy that has involved five nations bordering the

WELCOME TO NO MAN'S LAND - Defense Minister Charles Hernu of France, third

On Tuesday, when the Interna-tional Rhine Commission meets in The Hague, French officials will tell bow they intend to substantially reduce salt discharges into the ver from potassium mines near Mulhouse, an Alsatian industrial city. The French intend to pump some of the salt emissions underground and build a selt factory to

roces the remainder. The salt emissions have increased steadily since the 1950s. Swept north by the river's currents. the salt filters into Dutch wetlands near the mouth of the Rhine, where it meets the North Sea. The saline buildup bas harmed crops and corroded water pipes at a cost that Dutch authorities put at 40 million guilders (\$14.8 million) a

Tuesday is "a crucial date," said an official at the Foreign Affairs Ministry in The Hague, who de-clined to be identified. "Our pa-

tience is at an end." essary. Depending on how the French enact their plan, it could have damaging repercussions on the depressed European salt mar-There is also the possibility,

worrying French planners, that

construction of a salt factory in Al-

sace, to absorb a portion of the

waste load, will cause higher un-

Meanwhile, Dutch lawsuits, moving through the courts in Rot-terdam and Strasbourg, challenge French internal decisions and raise questions about the European ommunity's capability for selfregulation.
"The Dutch have a good case,"

conceded a senior French official, who refused to speak for attribu-tion. "We signed the treaty. We took the money. We are late in producing results."

Under the treaty, signed in 1976 al Bonn by states bordering the Rhine, France was to pump three million tons of salt from Mines de Potasse d'Alsace back into Alsatian soil. Such injections have been used in Germany for years. The other countries — the Netherlands, West Germany. Switzerland and Luxembourg — contributed 92 million French francs |\$18 million at 1976 exchange rates) to defray French costs, and one-third of the

money came from the Dutch. The plan went nowhere, largely because the government in Paris signed the treaty without properly selling the idea to regional leaders

The National Assembly refused But much more patience may be to ratify the treaty, and protests erupted at Reiningue, the Alsatian site under consideration. Oppo-nents. led by Pierre Weisenhorn, a Gaullist deputy, feared groundwa-ter would be polluted, and the government of Valery Giscard d'Estaing. France's president, stalled for

> In a rare show of diplomatic anger, the Netherlands recalled its

employment in Lorraine, where ambassador from France for five salt factories are in financial troudays, the first such move in moddays, the first such move in mod-ern French-Dutch diplomacy.

A compromise was finally reached, in November 1981 at an

International Rhine Commission meeting, under which France agreed to reduce the salt dis-charges by one million tons a year has not taken the Hungarian road. But, loaded with the second-big-gest burden of hard currency debt in Comecon, after Poland, it has sought to increase industrial effi-- two million less than under the 1976 accord. Under the new for-mula, two-thirds of the load would be injected into the ground and the remaining 300,000 tons used in a salt works to be constructed in

Michel Crépeau, France's environment minister, successfully lob-bied for time to produce a report, by four scientists from different countries, to determine the safety

The study confirms the practicality of ground injection at Chalampé.

be a supporting factor.

Mr. Weisenhorn, who led the protests in the 1970s, is unmoved. He calls the injections "horrible. It will be a disaster."

for accepting the injection plan, union leaders in Alsace have pressed for creating the salt works. But the idea has met opposition.

of injecting salt at Reiningue and another site. Chalampé.

Recently, results of the report began circulating in Paris, The Hague, Strasbourg and Mulhouse.

The drilling may produce some opposition, but the weight of the new findings, which have received generally favorable treatment in the regional press, now appear to

But interviews with industrial and political sources in Alsace elicited a different view. A consensus seems to be emerging in cautious support of injection. As a trade-off

4 Soviet Ships Visit Havana United Press Internation

MEXICO CITY - Four ships of the Soviet Northern Fleet docked in Havana harbor Thursday on an "official and friendly visit," the Cuban news agency Prensa Latina

Pope Said to Demand R. Nicaragua Priest That Nicaragua Priests Resign Posts in Junta By Marlise Simons the Rev. Miguel d'Escoto Br man, foreign minister; the Rev.

MANAGUA — Pope John Paul
II has demanded that Roman
Catholic priests resign from posinions they hold in the Nicaraguan
government as a condition for his
visiting Nicaragua early oext year,
Roman Catholic Church officials
here said.
The pope's ultimatum was per-

The pope's ultimatum was per-sonally delivered to the coordina-tor of the Nicaraguan junta, Daniel Ortega Saavedra, in late Octo-ber by the papal nuncio in Nicaragua Monsignor Andres Cordero Lanza di Montezemolo, the officials said.

On Nov. 11 the government an-nounced that it had formally invited the pope to come, but the Ni-caraguan government has not indi-cated whether it plans to replace the five priests, two of whom hold cabinet posts. Government offi-cials said the Sandinist leaders had offered the invitation both to indicare they would welcome the pope's visit and to suggest they did not intend to yield to his demand.

Attention has focused on five priests in highly visible positions:

Pakistan Seeking To Purchase New A-Reactor in West

New York Times Service WASHINGTON - Pakistan has begun soliciting bids for the purchase of a new nuclear reactor

In September, Secretary of State George P. Shultz made a private appeal to the West European allies and Japan, urging all suppliers not to sell a new reactor unless Pakistan accepted international inspection of all its nuclear facilities. This it has refused to do.

Britain, the Netherlands and other countries that normally require monitoring of all nuclear fa-cilities have agreed that nuclear exports to Pakistan should be stopped. But West Germany, Italy and France have not.

Pakistan began its attempt to ac-. quire a new reactor with private companies to bid for the sale of a 900-megawatt reactor, with a pos-health and education programs sible second reactor later.

By Milton R. Benjamin

Washington Post Service

WASHINGTON - On the 40th

anniversary of the first coottolled

atomic chain reaction, the House

has passed a bill that would lead to

permanent burial site for high-

By a voice vote, the House joined the Senate — which in April

..... passed legislation on nuclear waste

and approved a process Thursday that would culminate in the

mid-1990s with the disposal under-

The House action came 40 years

to the day after scientists at the University of Chicago, as part of

the wartime Manhattan Project,

launched the nuclear age with the

years to enact a nuclear-waste bill," said Representative Morris K. Udall, Democrat of Arizona, a

leading supporter of the legisla-tion. "Finally, we are on the verge

of major success." But the Senate

and House versions of the measure

are so different that backers of the

two bills generally agree the odds

for reaching a compromise before Congress adjourns in two weeks

are no better than 50-50.

K. Lain- Sealing

first sustained chain reaction. We have been trying for 35

the creation of the country's first

level radioactive waste.

ground of spent fuel.

U.S. House Passes Bill

For Atomic-Waste Site

the Rev. Miguel d'Escoto Brockman, foreign minister, the Rev. Ernesto Cardenal, minister of culture; the Rev. Edgar Parrales, Ni-caragua's ambassador to the Organization of American States; the Rev. Fernando Cardenal, a leader of the official Sandinist Youth movement, and the Rev. Alvaro Arguello Hurtado, who represents

Although it bas not been announced officially by the Vatican, bishops in Central America have bishops in Central America have disclosed that the pope plans to visit the region in late February or early March. Asked in a telephone interview whether the pope had made the resignation of the priests a condition of his trip to Nicaragua, Msgr. Lanza di Montezemolo replied, "I'm not going to make any statement about that."

Officials in Nicaragua feel the government is faced with a major problem. It does not wish this pro-

problem. It does not wish this profoundly Catholic nation to be excluded from the pope's itinerary, but it is reluctant to lose the ser-

vices of the priests. The proposed papal visit has be-come an element of tension, both within the Catholic Church, which is deeply divided in its approach to the leftist Sandinist revolution, and between the government loodership and the conservative arch-bishop of Managua, Miguel Obando Bravo. The archbishop has frequently demanded the withdrawal of the priests from the government and has forbidden them to celebrate Mass.

In a letter to Nicaragua's bishops in June, the pope himself indirectly criticized the alignment of some priests with the revolution when he denounced the "people's church" as "a grave deviation."

The priests in government service are unwilling to talk about their predicament, which is being discussed with Vatican officials by their superiors. "They feel up against the wall," a close associate

But many other priests and nuns who participated in the 1979 insurrection that toppled the regime of President Anastasio Somoza re-main identified with the social and political change being promoted by the revolution. About 20 priests act as advisers to the government Soundings that prompted Mr. and about 200 priests and nuns. Shultz's appeal. Then formal invitations were issued Wednesday for trade unions and farmers' and workers' cooperatives as well as in among the poor.

-Both the House and Schate also

passed hills on ouclear waste in:

1980, but that effort died in con-

enactment two years ago --whether the massive radioacove

waste-created as a byproduct of

the ouclear-weapons program should be buried together with ci-

vilian atomic waste — is not the stumbling block this time.

ed, 281-105, an effort by Repre-

sentative Edward J. Markey, Dem-

ocrat of Massachusetts, to make all

the provisions of the legislation equally applicable to civilian and

Mr. Markey, noting that more than 90 percent of the nuclear waste by volume to date has been

generated by the government's

would not be "hooest" to exclude military waste from the rules being

formulated for disposal of waste from atomic power plants.

eapons program, argued that it

On Thursday, the House defeat-

The major issue that prevented

ference at the end of the session.



President Ronald Reagan standing before an honor guard at the presidential palace in Brasilia.

New U.S.-Brazil Relationship

NEWS ANALYSIS

agreement; instead, it suggests shared values, ideals, mutual re-

emerging were there not benefits for both sides. Brazil is obtaining a

critical boost from the United

States in meeting the obligations its huge debt has imposed on it

and is receiving a hearing for its

The partnership would not be

A Partnership Emerges With Benefits for Both Sides

speci and trust."

By Warren Hoge

New York Times Service
BRASILIA — "Brazil and the United States: Finally Partners. was the headline Thursday in Brasilia's Correio Braziliense, a newspaper that has been traditionally contentious toward American in-

The notion that the two most populous nations in the hemi-sphere may have resolved major differences and struck up a new relationship has assumed a momen turn that has carried it beyond the obligatory acknowledgment of fuller cooperation made during President Ronald Reagan's visit

Although the setting was Latin, it was one in which the common Reagan administration preoccupa-tion with Communist insurgency had no application. The threats lo stability in this part of Latin America are poverty and govern-

ment bankruptcy.

The subject of Cuba did not even come up here, said Secretary of State George P. Shultz.

Mr. Reagan came courting with a discretion missing in many past U.S. advances to Brazil, and the Brazilians showed themselves less wary of the suitor from the north.

judiciary, nor to act as a "tribunal that is going to follow individual cases directly."

The only government member of the panel is the director of the

national police. Colonel Reynaldo

López Nuila. His selection was

seen as somewhat surprising, since the security forces' performance

on rights issues has generally been

regarded as less than progressive.

are Monsignor Freddy Delgado of the Diocese of San Salvador, Cris-

tobal Aleman Alas, a member of

the Popular Democratic Union, a

peasant labor group; Jorge Ernesto

The other members of the panel

ence and economic expansion.

Specific issues that have proved mettlesome in recent years are being submitted to bilateral working groups on the ministerial level. Among the matters are nuclear policy, science and technology, ousiness and finance and some form of military cooperation to canceled in 1977 at the low point in relations between the two coun-

An unspoken but beeded concern in the rapprochement reached here in recent days is the knowledge that a collapse of the Brazilian economy, with its nearly \$90 billion in short and loog-term debt, would most likely bring the West-

em financial system down with it. Two high-ranking White House aides said they believed the Brazilian stop to be the most important part of this presidential journey. The point was surprising, given the Reagan administration's attention to events in Central America, and served to reinforce the emphasis it was placing on its association with

Where the Argentinians shared the administration's objectives in Ccotral America and sent military advisers there at U.S. request, the Brazilians have made it clear they will not get involved and believe the United States should be less so,

Campos, a construction engineer, Mario Ruiz Belasco, a lawyer and financier, Flor de María Villacorta de Hasbûn, a lawyer, and Manuel "I could not fail to mention at this opportunity Brazil's apprehen-sion at the deterioration of the sitnaoon in Central America," General Figueiredo said in his toast Wednesday night. "We believe firmly that there, as elsewhere, the right of peoples and the sovereignty of governments should be re-spected with no external pressures and interference."

Mr. Reagan, speaking Thursday to businessmen in São Paulo, brought up an issue, which, like the Brazilian view of Central America, is an area where the two countries have agreed to disagree,
"Our crisis today is not between
North and South," be said in an

allusion to General Figueiredo's contention that developing nations: deserve greatly increased aid from developed ones, "but between universal aspirations for growth and the loogest worldwide recessioo in postwar history."

The Reagan administration believes that countries like Brazil

should finance their development "This is the model we have wanted because it's based on mufrom private rather than public sources, and that such money will tuality." said a Brazilian diplomat. "There have been no pressures. become available once the world and no linkages have been estabeconomy revives.

Definitions of what the U.S,-Mr. Reagan, in his toast at a Foreign Ministry banquet Brazilian partnership will become and how it will manifest itself are Wednesday night bosted by Presiharder to come by than opinions dent João Baptista Figueiredo, re-flected that position, saying, "Friendship does not mean total of what it must not be. We can-

not be seen by other Latin coun-tries as being your representative." a Brazilian diplomat said. "In fact. we wouldn't be even useful to you if that became the situation." While some press commentators warned against joining anything that could be construed as an alliance," there seemed to be little negative reaction to the prospect of closer relations. There were scattered protests against Mr. Reagan's visit in Brasilia, Rio de Janeiro and Porto Alegre, but they

only attracted small crowds.



Marty Feldman

Marty Feldman, British Comedian,

48. Dies in Mexico United Press International MEXICO CITY - Marty Feld-

man, 48, the comedian with the bulging eyes and prodigious nose, died of a beart attack in Mexico just after completing work on his latest film, it was announced Fri-Mr. Feldman died Thursday

night in his hotel room. He was also a writer and director as well as comedian who won acclaim in Mel Brooks's "Young Frankcostein"
"High Anxiety" "Silent Movie"
and "The Adventure of Sherlock Holmes' Smarter Brother.'

Born in London of Polish-Rus-sian parents, Mr. Feldman began his career in comedy in school theatricals. He left school at 15 to form his own jazz group and spent time in Paris working for a sculptor, and later as assistant to an Indian fakir.

Together with two other young men, Mr. Feldman toured Britain in 1952 and 1953 with a comedy act that became a hit when it appeared on television the next year. He eventually achieved suc-cess in his own series, "Marty."

El Salvador Names Human Rights Commission The ceremony installing the panel Thursday was attended by dozens of diplomats and high-Mr. Magaña said after the cere-mony that he did not expect the By Richard J. Meislin New York Times Service panel to usurp any other govern-SAN SALVADOR - To form ment power, such as that of the

trying to carry out a number of administrative

One such system is called "component breakout," and it applied directly to the A-10

ladder; or, to be more accurate, did oot apply.

Many major weapons systems, including combat aircraft such as the A-10, are procured

with one prime contractor through what are

known as "sole source" contracts. That con-

tractor, in turn, obtains many componeous from a number of veodors and subcontractors.

gineering and design complexities make solo-

source contracts necessary for most major

But in an effort to encourage competition and reduce operating costs, the department

has, in principle, embraced the idea of seeking

bids in purchasing some replacement and spare-part components, by a process known as

breaking them out from purchases made

The House committee report notes, however

er, that before the department can call for bids for some highly complex parts or components, it must first obtain technical cogineering data

solely from the original prime contractor.

Artificial-Heart Patient's Condition Improves

Defense Department officials argue that en-

systems meant to reduce costs.

the government's commission on human rights, Alvaro Magaña, the provisional president has named the director of the national police, a Roman Catholic priest, a young peasant leader, an engineer and three inwvers.

The purpose of the panel, as outlined in a multiparty pact signed in August, will be to "accomplish the complete operation of the inalienable human rights of individuals" and guarantee "pbysi-

cal security" for Salvadorans. Officials and members of the new panel said Thursday that the methods by which the commission would try to fulfill that mandate had not yet been determined.

The announcement of the panel's formation came a day before Mr. Magaña was to meet in Costa Rica with President Ronald

By Charles Mohr

New York Times Service

WASHINGTON — The AA Ladder and Supply Co. of Washington sells its sturdiest 10-font aluminum ladder with hooks for \$160.

Io May 1980, the air force bought 17 similar

ladders for mechanics who work on F-105 fighter-bombers for \$586.34 each. They were

obtained from a small busioess after competi-

In August 1980, the Defense Department

bought 71 similar aluminum ladders for \$1,676

each. They were obtained for A-10 attack planes after several Pentagon committees

agreed to a contract with the Fairchild Repub-

The surveys and investigations stall of the

House Appropriations Committee recently

cited the case of the A-10 boarding ladders as

an example of how lack of competition among

military contractors tends to drive up costs.

\$1,676 price tag was a "negotiated-down price" from the \$1,915 first asked by Fairchild.

But an air force spokesman said that the

The A-10 ladders may seem like small

been facing tough questions from members of Congress on the rights situation in El Salvador. The continuation of U.S. military aid to El Salvador depends on the adminis-tration's ability to certify that progress is being made on human

But Mr. Magaña, in a ceremony installing the panel, said it would not constitute a mere propaganda action, designed to win points in foreign public opinion and before foreign governments."
Other officials here said that the

establishment of the panel had been planned since late September and that the timing was a coinci-

Mr. Magaña also said that the government was preparing a "law amnesty and citizen rehabilitation" for leftist guerrillas ready to lay down their arms and would name a commission on peace with-

ranking government officials.

The task facing the commission is enormous in this war-shattered country of five million, where lawlessness is an everyday fact of life and where, according to the U.S. ambassador, Deane R. Hinton, "perhaps as many as 30,000 Salvadorans have been murdered, not killed in battle, murdered," since

Mr. Hinton said the new panel "ought to be more balanced than the one that exists, and since it has government power behind it, it ought to be able to do more." He called the formation of the new panel a "progressive step."

The current human rights commission, which is affiliated with the Roman Catholic Church, has often sparred with the Salvadoran government over its responsibility for rights abuses bere.

How the Pentagon Climbed the Cost Ladder Defense's component breakout program and hindered competitive procurement."

La Ines Mendez, a lawyer.

lo the case of the A-10 ladders, the air force's Air Logisties Center in San Antonio, Texas, which is responsible for the purchase of such equipment, has twice obtained ladders on a "sole source" basis from Fairchild in the belief that the Defense Department did not have the needed engineering data to permit purchase from other sources.

lo fact, the surveys and investigation staff learned, the data and unlimited rights to use it had been purchased from Fairchild in 1975

and were lying in a Pentagon file. The committee staff report said that technicians at San Antonio had compared the \$586.34 ladders used for mechanical work on F-105 aircraft with the A-10 ladders and found there was very little difference in the ladders and that manufacturing costs should be about

the same An air force spokesman said, however, that the \$1,676 price on the A-10 ladder probably resulted from the relatively small size of the lot, 71 ladders, and from the need to cooduct safety tests on them. He was unable to explain how the even smaller lot of 17 ladders for the

Howard Coss, the manager of the AA Ladder Co., said. "I can't see why any aluminum ladder should cost even \$600."

en-hour operation.

from the original prime contractor so it can solicit the bids on a sound engineering basis. The report adds that "the expense of procuring technical data from contractors, plus the change in annual military budgets totaling hundreds of billions of dollars. But the surveys staff cited the incident in a 890-page report F-105s was obtained three months earlier at a cost of only \$586.34 per ladder. cotitled "Procurement Policies and Practices" reluctance of the procurement officer to initiate such action, has deterred Department of to illustrate the difficulties encountered in

Under a compromise passed by both houses this year, the presi-deat, if he deems it necessary for SALT LAKE CITY, Utah - A retired dentist passed the first 24-hour mark with the world's first national security, can stipulate that a separate repository is required for military radioactive permanent artificial beart in his chest Friday and was improving steadily. The chief surgeon still "a million things to worty

Barney B. Clark, 61, slept on and off Thursday night and doc-tors expected to he able to take

him off a respirator late Friday. "It was an uneventful, calm. night," said a representative of the

University of Utah Medical Center, Anne Brillinger. Mr. Clark told nurses his chest

hurt, but the hospital representative said the discomfort was nor-mal after open-chest surgery. His color, she said, was good and his

blood pressure remained stable.
The Des Moines, Washington,

Hours later, be was moving around on his bed, nodding his head in answer to questions, asking for a drink of water by writing the letters "H" and "O" on a nurse's hand, and writing jokes. Mr. Clark, who was reported in

Romanian Trade Aide

ploration.

By Evan Maxwell

Los Angeles Times Service
LOS ANGELES — The top

edly in hiding on the West Coast. Napoleon Fodor, who headed his nation's trade delegation for 11 years, is being debriefed by agents of the Federal Bureau of Investigation and other security officials

ent was undergoing debrickings by government agents but refused to disclose the nature of the discus-

refuse to discuss publicly the po-teotial value of Mr. Fodor's disclosures. Several sources said that the Romanian government has been particularly interested in data and equipment used in petroleum ex-

Romania is the second-largest oil producer in the Eastern bloc af-ter the Soviet Union, and both countries have been interested in obtaining oil technology since it was placed under stricter controls by the U.S. government in 1978.
The controls have been reinforced in recent years.

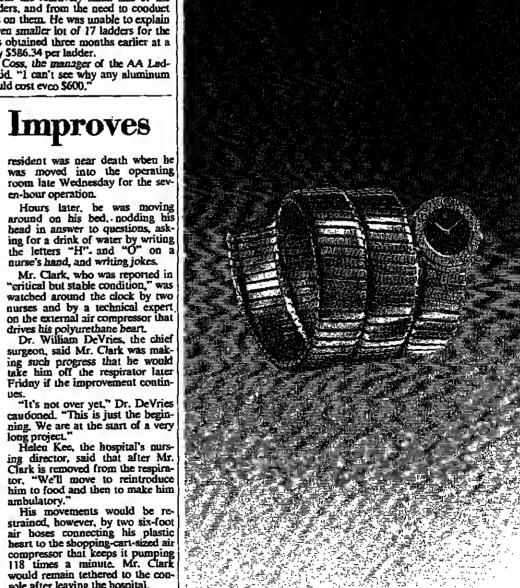
Federal sources familiar with the defection said that Mr. Fodor may not be an intelligence opera-

However, in his position as Romania's chief economic repre-sentative in the United States, Mr. Fodor is believed to have obtained a great deal of information about other members of the large Romanian trade delegation.



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sole after leaving the hospital.



BVLGARI

ROMA : 10 VIA DEL CONDOTTI NEW YORK HOTEL PIERRE GENEVE 86 RUE DU RHONE MONTE CARLO AVENUE DES BEAUX-ARTS PARIS - HOTEL PLAZA-ATHÉNÉE

Missiles fell off the flatbed truck after it hit a telephone pole near Los Banos, California.

Truck Carrying Missiles Crashes in U.S.

LOS BANOS, California - A truck carrying 18 nonnuclear na-val missiles in containers ran off a highway Thursday, knocked over a utility pole and rolled onto its side.

One stack of nine missiles broke loose and fell to the ground. The chains on the other stack of containers held them on the truck's bed. The surface-toair missiles are 14 feet long.

More than 200 people within four-mile, radius evacuated their homes, farms and a school as military crews checked the missiles and placed them on trucks for delivery to the Con-cord, California, Naval Weapons Station.

The driver of the truck was given a blood test to find out if he had been drinking, the pobce said, but the results of the test were not available. The driver, Gary W. Wade, 23, of Ashdown, Arkansas, was bospitalized with minor injuries.

A Navy spokesman said the missiles were in a "safe position" with their switches blocked to prevent explosion. The missiles all remained inside their metal containers.

The missiles had been taken off the cruiser Gridley ar Seal Beach, California, for inspection and maintenance.

Defects in Los Angeles

Romanian trade diplomat io North America defected to the United States in July and is report-

about economic, technological and political intelligence-gathering by East bloc diplomats, according to several federal sources.

Mr. Fodor's attorney, Patrick Hillings, acknowledged that his cli-

sions.

Mr. Hillings said Mr. Fodor's defection, which the attorney said defection, which the attorney said was for personal reasons, had been kept secret out of fear of reprisals against the diplomat's wife and college-aged son, who are still in

34, FG-SAINT-HONORÉ SA COLLECTION: CHEMISTERS, ENSEMBLES DE SOHE, ROBES, PULLS, JUPES, PANTALONS, ETC.

London).

Kennedy Withdraws...

During the tormented 1968 Democratic convention in Chicago, bereaved Robert Kennedy staff members buddled in a pipeand-drape booth on the mezzanine waiting for a sign that Edward Kennedy would make a dramatic hid for the presidential nomina-

tion. The signal never came. Early in 1969, Democrats around the country opened their mail and found a pale green buttoo marked "EMK 1972." That effort to draft the Massachusetts senator failed; he did

In September 1974, Senator Kennedy an-nnunced-his "firm, final and unconditional" decision not to run in 1976, prompting us to write that, "While he was still a potential candidate, all of the other hopefuls languished tentatively in his shadow. Now ... the race for the nominatioo ... can fairly begin."

Three times in four campaigns Edward Kennedy has oot been a candidate, and now the front-running Democrat has again re-moved his shadow. It is an early and forthright decision for which he deserves credit both as a parent and a politician.

But removing a shadow hardly means eclipse. Whether or not he ever becomes president. Senator Kennedy is likely to loom as large over the next four presidential cam-paigns as over the last five. He is only 50, after all; in the year 2000, he will be a year younger than Ronald Reagan was in 1980. Though the senator explained his withdrawal in personal terms, there is a ready and faulty - temptation to attribute it to the bankruptcy of liberalism. The error lies in applying static analysis to politics, fluid almost hy definition.

What if unemployment, now at 10.8 percent, should rise in a month or in a year to 11 percent or more? Society will instantly reinvent liberalism, with candidates to match. Even at the 10.4-percent rate of October, Congress and the administration began rushing to create jobs.

It is not ideology that is missing from presidential politics, not with Ronald Reagan in the White House. On the contrary, even occliberals, as Charles Peters wrote in The Washington Post in September, "have come to distrust all automatic responses, liberal or conservative." What is missing is competence, intelligence and practical responses.

President Reagan keeps saying that Topic A is getting government out of people's lives. No, sir. Now, as in 1980, it is good economic management. Senator Kennedy's withdrawal removes a center of liberal magnetism, but be has stimulated little managerial confidence.

Who can create it?

Among Republicans, perhaps Senator
Robert Dole, skilled at practicing political economics on issues like taxes and Social Security. Among Democrats, now out of the Kennedy shadow, it is too early to judge.

... And Others Move In

There is no reason to doubt Senator Edward Kennedy when he says that personal reasons produced his decision oot to run for president in 1984. And his party should thank him for announcing his decision so early. The secator's all-but-Shermanesque statement allows his party and its nther candidates the time they need to raise issues and seek support. We think we bear a widespread sigh of relief, and not just from those who dislike Senator Kennedy or his ideas.

The political case for the senator's candidacy, as Mr. Kennedy said, was still a strong nne, though not perhaps as strong as he thinks. Mr. Kennedy was just re-elected to the Senate with 61 percent of the vote in Massachusetts - a large percentage, but one that is lower than 11 other Democratic senators got in their states this year. He is associated with the idea of expanding the size and scope of government. But, despite the recession and 10.8-percent unemployment, such policies seem to have little following.

House Democrats this week went so far as to call for a \$5-billion jobs bill. But Senator Kennedy, campaigning in the less depressed and more inflationary America of 1980, called for a \$12-billion jnbs hill, as well as national health insurance and wage and price controls. You do not hear much about these policies anymore.

Where does the senator's withdrawal leave the Democrats? There are about as many theories as there are potential candidates. You can hear people buzzing on the street that former Vice President Walter Mondale or Senator John Glenn or someone else is the chief beneficiary. But who knows? The fact is that none of the possible candidates is known, in depth and in detail, by the voters. None is likely to offer exactly Mr. Kennedy's platform, and certainly none can duplicate his personal appeal. He takes a lot of excitement — dare we say it? — and charisma with him. But he does not leave an empty field. Mr. Kennedy's vote in 1980 was disproportionately northeastern and black; but the major Democrats do not seem to differ on civil rights, and none claims a panacea for the eco-nomic problems of the older industrial states.

The other candidates are busy staking out positions on issues of importance in the 1980s — trade relations, ouclear nonproliferation, economie production. Now their cootest will continue without the special effect of the Kennedy presence or prospect. For them, it is a mixed hlessing. They are free of the challenge - but also will oow be subjected to a newly serious and critical scrutiny as men who might just make it. The Kennedy alternative is gone.

— THE WASHINGTON POST.

Other Editorial Opinion

No Unity in the OAU

Another attempt, another failure. A meeting of the heads of state of the Organizatino of African Unity is impossible. It is a funda-mental fact: African unity does not exist. And the word "organization" is little more than an ironic shadow. Some of the immediate reasons are known: It is known that [Moamer] Qadhafi is a person marked oot hy open hostility from the United States, but also hy the reserves of the African couotries, who see in him a dangerous adventurer, an investor in sedition, a destabilizer; not to mention the simplistic accusation that he is a Soviet agent. And between these nations is Chad, under direct threat from Libya. The Saharan problem is also known—the equivalent of the Palestine problem, only in Western Africa—and all the interwoven problems it creates: the hostility of a U.S.backed Marocco, the desire of Algeria to wash its hands of the problem without antag-onizing Libya. And there is the Ethiopia-Eritrea-Somalia problem; and the problem of Angola and its neighbors; and the coups; and the Cuban intervention, and the Chinese, and the eternal hand of the United States. And the eternal name of _____.
French diplomacy. And ...
— El Pais (Madrid).

The Gibraltar Question

[Spain's] reopening of the frontier with Gibraltar means a gift to the British Empire and a success for Mrs. Thatcher, a generous contribution to the British Treasury, and unilateral renunciation of one of the few negotiating cards with which to deal with an iniquitous act of colonialism.

-ABC (Madrid).

Franco's Shadow Fades

Once again Spain is to be congratulated nn her success in dismantling Franco's dictatorship and managing an orderly transition to genuine democracy. Democracy has been

functioning in Spain since the first elections were held in 1977, but the ultimate test of any democracy is the transfer of power by popular vote from one group to its opponents.

— The Times (London).

A Price From Brazil

At last week's GATT meeting in Geneva, the U.S. delegation was openly using its financial muscle to extract a price for helping Brazil and other countries like Mexico and Argentina out of their mess of debt. The payoff has come during Mr. Reagan's visit to Brazil this week. On the day the U.S. announced a \$1.2-billion loan to help Brazil out, the president was demanding that his hosts should abandon the independent foreign policy so carefully worked out over the past decade, and align themselves with Washington oo all fundamental world issues.

- The Guardian (London).

Backing a Free Press

Supporters of a free press everywhere can rejoice in the fact that Secretary-General Javer Perez de Cuellar is fighting back at those in the United Nations who do not under-stand the meaning of a free press. He has pressured UN officials to shelve a report that compares the Western press unfavorably with

the press of the Soviet Union and its allies.
Information chiefs of the United Nations and affiliated agencies charged journalists in the West with distorting the news by leveling criticisms at the UN "made on the basis of confused and inaccurate use of facts." On the other hand, the report says, the press in the Soviet Union and other socialist countries show "continuing support for UN efforts di-rected toward international cooperation."

in other words, a press that supports the United Narions is doing right, whereas a press that registers criticisms is slanting the news. Mr. Pérez de Cuéllar minced no words in saying these remarks were "unfortunate and ill-considered."

- The Boston Herald American.

DEC. 4: FROM OUR PAGES 75 AND 50 YEARS AGO

1907: Major Fitzgerald's Gun

LONDON — A machine gun said to be superior to the Maxim gun in every respect is attracting attention. It is the invention of Major Fitzgerald, a retired British officer, who claims it is worth £250,000. The British War Office had the first offer of it, but intimated, according to the Evening Standard, that it would not see its way to give more than £40,000 for it. This sum being inadequate in Majnr Fitzgerald's opinion, he refused it and is now io negotiation with other govern-ments. An offer of £90,000 has come from the Russian government and a bid is expected to be received from the American government. A representative of the Japanese government will shortly examine the guo.

1932: Von Hindenburg's Game

PARIS - Today's editorial in the Herald reads: "That President von Hindenburg is not ready to make any surrender to representative democracy is indicated hy his offer of the chancellorship again to Colonel von Papen and then to General von Schleicher, who bas accepted. The von Papen resignation never seemed to be anything more than a way of showing up before the nation the weakness of Herr Hitler, and it has been eminently successful. The von Schleicher appointment seems to show, as did the president's recent interview with Herr Hitler, that in the president's mind Germany's young and faltering

democratic traditioo has outlived its useful-

oess. He is evidently tired of make-believe."

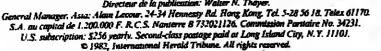
JOHN HAY WHITNEY (1904-1982), Chairman KATHARINE GRAHAM and ARTHUR OCHS SULZBERGER, Co-Charme

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What Makes Britain So Ripe for Espionage?

By John Grimond

L ONDON — A professor is accused of espironage in one trial; a diplomat admits passing secrets in another; a soldier in the intelligence corps is charged with improperly carrying out his duties. Were these the incidents of a typical evening's programs oo British tele-

Actually, these events took place Monday — and all of them were quite real. Readers can be forgiven their skepticism. After all, accounts of espionage in Britain seem to appear as often as John Le Carré's thrillers. Because scandals are hushed up, because officials are secretive and details do not always emerge from trials, fact often is hard to disentangle from liction. When it does emerge, the real thing often is stranger than the imagi-

Three years ago, the British pub-lie was electrified to learn that the man it thought of as a courtier and aesthete, Sir Anthony Blunt, the Keeper of the Queen's Pictures, had

for years been a Soviet spy.

Monday's incidents simply increased the pervasive feeling of unease about Britain's security arrangements. The Canadian profes-sor who was accused Monday of espionage, Hugh Hamhleton, has pleaded not guilty, saying be was employed by Canadian and French intelligence the whole time be was working as an economist for NATO. But the prosecution says be was in the pay of the KGB and even had dinner with the man who was then its boss, Yuri Andropov.

The diplomat whn made the admission Monday was a young first secretary in the British Embassy in Tel Aviv who passed fairly unim-portant documents to ber lover, a diplomat in the Egyptian Embassy; the attorney general said she had been "more foolish than wicked." The soldier in the intelligence corps, whose case had been linked to the Falklands campaign, had access only to low-key information. So it

All this follows the dramatic trial only a month ago of Geoffrey Prime, who had been a Soviet agent for 14 years. Mr. Prime had been employed as a translator in the government communications headquarters in Cheltenham, where, in col-laboration with the U.S. National Security Agency, the British inter-cept and analyze the myriad messages carried on the world's airwaves. Since he pleaded guilty, little emerged from his trial about the exact nature of his espionage,

but Mr. Prime seems to have been as important to the Russians as the British diplomats Guy Burgess and Donald Maclean (who defected to the Soviet Union in 1951). Kim Philhy (who headed for Moscow in 1963 and is now a KGB general) what his job is? and Sir Anthony Blunt (who, given

Almost as alarming as the extent of Mr. Prime's espionage was the way it was discovered. It came to light only after his wife went to the police and after be had been charged in connection with a oumber of sexual assaults. This element of kinkiness was in the best traditions of Britain's Soviet agents. The difference in Mr. Prime's case was that he was heterosexual — he kept a card index of 2,287 young girls who were his potential victims — whereas several of his predecessors were homosexual.

immunity from prosecution after a

confession, now lives in disgrace in

What is the world to make of all this? Do the British produce more spies than other nations? Or is it just that more get caught? Are the British unusually quixotic? Or in-

corrigibly perfidious? Is spying es-pecially hard to contain in a free so-ciety, and even harder in a culture where it is considered bad form at a dinner party merely to ask someone

Does a nation that is crisscrossed with ties of class-consciousness and snobbery give rise to individuals with particularly hitter feelings of

resentment and exclusion?

Are the utopian energies of idealists more likely to be channeled into communism in a deeply conservative political culture, such as Britain's, than in a less ossified ooe, such as America s? Such thoughts can only be raised as questions. Whatever their merits.

they offer inadequate explanations. One thing is certain, however. It is that Britain's secret services are thoroughly melfective at preventing their own penetration. They are not subject to much scrutiny. They are responsible to the public only through two ministers besides the prime minister (MI-6, which spies for Britain, reports to the foreign secretary, MI-5, which with the po-lice carries out counterespionage,

There is also an independent security commission that advises the prime minister, apparently without great success.

Whether anything will change is questionable. The civil servants, who in effect control the security services, are intensely hostile to greater public or parliamentary scrutiny. British government in gen-eral is conducted with a degree of secrecy that Americans would not

Officials are so busy ensuring that the press and Parliament and nosy members of the public do not get access to innocuous pieces of in-formation that they fail to keep their own houses in order.

About 68,000 government offi-cials are supposed to have been "positively vetted" — that is, cleared for character defects, sinister political sympathies and ties to bostile countries, so that they may carry out sensitive work. Geoffrey Prime was one of them. No one knows how many more there may be yet to be discovered.

The writer is assistant editor of The Economist.



The Biggest Threat to the West Is Economic War

L ONDON — Mounting protectionism and the failing efforts to keep international trade lines open are adding to effects of the world crisis. It is, of course, a reaction to un-employment but it is one that will

impede recovery. Politicians who give in to the pressures for protection against foreign trade usually claim that the measures are temporary. When better times come, they assume, it will be easier to move back in the direction of freeing trade and adjusting ooce again to

competition. Meanwhile, they hope to keep their constituents a jump ahead of peighbors by staking out an enclosed market here or there. These are shenanigans every trading country is playing oow, and they are going on as if trade were a tough poker game hut still all among friends.

The same politicians and governments talk about common values and historical ties and mutual security quite senarately. But these issues are inked. There is no way that the United States and its Atlantic and Pacific allies can pursue general economic war among themselves and maintain any effective unity against their political and military adversaries.

It is time to see that the strength of the West is threatened at least as much and probably more hy growing economic conflict than by Soviet

By Flora Lewis in such a way that defense, trade and fioance are discussed in different

forums. The habit grew of supposing that rough quarrels on one issue could be insulated from the other exchanges among allies. This is particu-larly true oow in Washington and in Paris, where some officials reserve the right to indulge in heavy cross-fire usually for domestic political pur-- but throw up their hands in horror at the charge of undermining

the West The rule of thumh in Washington is that contentions points — on currency, or trade, or defense - have to be picked apart and handled separately or nothing will be settled. It is not a bad theory if there is a context of cooperation. In present circumstances, each bittle spat makes the cli-mate worse and the partners more

suspicious and irritable. French officials say carnestly that no country is more worried about the danger of the United States diluting its commitment to the defense of Europe than they are. They do not even notice the paradox in refusing to let President Ronald Resgan back away gracefully from his clumsy pipeline sanctions hy agreeing to study guide-lines for East-West trade.

Senator Ted Stevens, a Republican from Alaska, calls for reducing the ight or machinations.

Western institutions are organized the ground that it will improve rela-

tions by cutting U.S. costs. The Pentagon argues that ordinary trade is helping the Soviet military because Western commercial technology has gotten so far ahead, and therefore. Western military men should oversee oonmilitary contracts.

The point is not any longer who is right or wrong oo the long series of quarrels that are dividing the West. There are enough grounds for hlame and bungle to spread around. The striking fact is that all the players are so busy pointing their fingers that oo one in authority is raising the level to that of commoo concerns.

It is taken for granted among experts now that there must be no tinkering with the NATO treaty, the base of the alliance, even if some improvements would be useful. They say chances are that member parliaments would not ratify it again. This is a damning admission.
Why? The evident reason is oot

that security is so good the alliance is no longer occessary, nor that the allies no longer share the same fears. It is that they have allowed themselves to bog down in such carping and sour point-scoring that they cannot see how to turn around and raise public support for their joint engagement.

The sorry fact is that Moscow could not have created this lamentable rivalry in the West with all its

as long as Western statesmen choose to posture and put each other down so as to look like a champion for a moment on the home front And as the distressing Versailles

summit meeting showed, the West's leaders are unable to restore the sense of acting together by assembling on a single stage — because their prime aim is to upstage each other. It is normal, a European official said recently, that in times of stress, politicians try to mobilize their own people. But if it is normal for allies to mobilize passions and resentments against each other, then they cannot expect much alliance solidarity.

Defense ministers of the North Atlantic Treaty Organization met this week, and the foreign ministers will meet next week. No doubt they will manage to agree that Western security needs buttressing. Then they will return to their capitals where the big issue is how to get a jump ahead of

their partners. The economy, not MX or Euromissiles nor even Poland or Afghanistan, is now the core question of Western security. Nothing else will be resolved without recognition that the economic crisis is global. It is possible to imagine o rousing call for a joint effort to begin recovery and promote trade in full awareness that we are all in the same boat and can only move together. It is possible to imagine, but will anyone do it?

The New York Times.

GATT's Peace-Keeping Effort Drew the Battle Lines

WASHINGTON — It is difficult to overstate the degree to which last week's meeting of trade ministers in Geneva was a bust, even if all the participants at the General
Agreement on Tariffs and Trade are
putting the best face possible on it.
The GATT result is a bitter defeat for the devotees of an open trading system, and for the Reagan adminis-tration, which initiated the call for the first ministerial session in nine years. The White House hoped to lay the foundation for a new round of ginbal negotiations during the 1980s, and to extend the GATT rules to trade involving services (such as in-surance and banking where Americans do well), investment, and high

technnlogy. But this required cooperation by the European Community, which under the pressures of near-depression has turned increasingly inward; and of the Third World nations, suspicious of the American initiative and more comfortable working within the more sympathetic superstructure of the United Nations, rather than the GATT bureaucracy.

In addition, tensions had grown during the past year between the Reagan administration and Europe. At issue are macroeconomic policy (Europe did not like the high-interestrate result of Reaganomics) and the ill-conceived U.S. sanctions against companies making deliveries for the

Soviet gas pipeline. This combination worked against success in Geneva. Bitterly, Europeans have been saying that the Reagan crowd talks free-trade, but practices protectionism. The Europeans cite American quotas oo Japaoese autos, textiles, and most recently, steel. There also has been a touchy dehate between the United States and

By Hobart Rowen

Canada on which country has been the most protectionist. So the conferees could not even agree on a "safeguard" code to contain the protectionist actings they car legally take to protect hard-pressed industries like steel and autos. Then there was the question of agri-cultural subsidies. Helty benefits are paid by the Common Market countries as part of their overall agricul-tural program. Led by the French, they refused to be hodged on this is-sue. The wishy-washy language in a linal communique establishing a committee in study the subsidy prob-

lem has nothing specifie on the critical question of export subsidies. Even so, the Europeans noted, the study involves no commitment to do anything about agricultural subsidies. "Nothing can be done without the

community and, for that reason, to blame - are the developing na-

nothing will be done against her." coorduded Tran Van-Thinh, Vietnamese-born resident commis

for the community in Geneva. But if Congress does not see more progress, warned the U.S. trade representative. William Brock, "there will be a very large clamor for more direct intervention by the United States government in the market." That seems to set out the parameters for a new U.S.-European trade war.
For the failure at Geneva, the

Americans will blame the Common Market refusal to reopen the question of agricultural subsidies. And the Eu-ropeans will blame the United States for asking the impossible at a time of economic recession that they lay largely at the door of the Americans.

Perhaps the chief victims at Geneva — and they themselves are largely

tions. They resisted the American initiative to expand the GATT to world trade in services, such as telecom-munications, banking and insurance. The Third World countries, led at Geneva by India and Brazil, in effect asked: What's in it for us? . They fear that the United States

other First World countries would gain even greater power in these sectors in their countries. But many of these Third World countries have developed to the point of industrial proficiency. In many cases, they are not only successful competitors in world markets, hut have thrown up their own protectionist barriers — as South Korea has

done in the case of high technology. The unhappy truth is that everybody has been guilty of protection-ism. As a result of what GATT failed to accomplish, protectionism will now get worse instead of better.

The Washington Post.

LETTERS TO THE EDITOR

Brezhnev's Rise

Regarding Brezhnev: Talents Well-Suited to the Emergence of n Super-power" (IHT, Nov. 12): As a former correspondent in Moscow, and author of two books about the Soviet police system. I read with deep interest your page on Leonid Brezhnev's political career. The story, however, omits an important detail: Brezhnev, cootrary to what Peter Osnos wrote, was the mastermind of the coup that ousted Nikita Khrushchev in 1964. There were two factions lighting to succeed Khrushchev: the so-called neo-Stalinist group led by the former KGB chief, Sheliepin, and the tech-

nocrats' group led by Brezhnev and Kosygin. The active role played by Brezhnev is well-known ILARIO FIORE

Radiotelevisione Italiana. Beiling.

Moscow's Intentions

E. Field Horine's assertion (Letters, Nov. 17) that NATO's plans to deploy Pershing-2 missiles in West Germany in 1983-84 are "basically the mirror image of what the United States found totally unacceptable in Cuba in 1962 overlooks the fact that the Soviet Union has already deployed its SS-series missiles throughout Eastern Europe. These missiles can destroy West European cities. To anyone who says the Russians would not use their missiles aggressively, I would invite him to visit Afghanistan, as I have, to see first-hand how Soviet troops have invaded that country, and how they continue to raze villages and inurder innocent ci-

To feel sorry for the Russians, after they victously iovaded Czechoslovakia and Afghanistan, would be laughable if it did not have such serious implications for the security of Western Europe.

HEINZ MAIER.

Yugoslavia In Quest of An Identity

By William Pfaff

ZAGREB. Yugoslavia — Tito once said that he led a country with two alphabets, speaking three languages, professing (or not professing) four religions, made up of five na-tionalities (Serbs, Croats, Slovenians, Macedonians and Montenegrans) in six republics, including two "autono-mous regions," the whole of it bordering seven foreign countries.

That actually put it too curtly. He should have added Hungarians. Turks, Romanians, Bulgarians, Gera mans and Albanians as national minorities, each with their own languages, not to speak of the surviving. Thracians and Illyrians, original in-habitants of the country, now called Aromunes. He could also have noted that Greeks, Romans, Byzantines, Bulgarians, Venetians, Hapsburg Austrians, Ottoman Turks -- and Bolshevik Russians - are some of those who have taken a hand in Yu-

goslavia's affairs, past or present.

Tito held it all together, until his death in 1980, Many people feared, then that the conotry, without Tito, would fly apart. It has not. What it has been compelled to do is to face, the unresolved issues that Tito's long demination had presented Yungulays. domination had permitted Yugoslavs to avoid.

Tito imposed not a solution, but stasis, upon the problems of this multiplicity of people and traditions coexisting on a hard terrain. Tito's argument was simply that of survival. The South Slavs could survive if they stood together, much as they might hate one another. The past had to be buried. Put another way, what had to be remembered from the past was, what it had cost them to have done what they had done to one another.

There was a political as well as an economic model for Tito and the Yugoslavs in 1944 and 1945, when the republic was proclaimed and they were naive. It was the model of the Soviet Union. They rejected that model after 1949, when Stalin turned against Tito — a long-time Comin-tern operative — because of his hesitant independence, his reluctance to see Yugoslavia turned into a Soviet

Tito and his colleagues drew an awkward line. The country remained a party dictatorship, but they looked for a different model of society that could make practical sense to them. They found it in a federated Yogoslavia, in which the republics have major powers (powers that have grown over the years, perhaps too much for the economic good of the country), which acknowledges the mutual dependence of the nationalities, and practices a nonaligned foreign policy.

Very well, But Tito is gone. The

balance of power between republics and Beigrade is newly uncertain. Formally, the leadership of the central government rotates among representatives of the republics. Actually, it remains with the potenty. mains with the party, the Yugoslav League of Communists, itself a de-centralized body in which oo dominating ligure or group has emerged. It is questionable whether some of the power that has gone to the repub-lies could be reclaimed by Belgrade without a major crisis.

The eventual form of the economy is also unsure. Under Tito a famous decentralization of economic deci-sion-making, known as worker selfmanagement, took place. More than 80 percent of gross national production is under "social ownership." In theory, self-management responds to market forces. In practice, until now, risk has been socialized and the discipline of the market accordingly. blunted. That is now changing (or issupposed to change) because Yugo slavia is in serious economie trouble. It has been living considerably be-yond its means, and foreign banks no

longer want to make loans. The Yugoslav response has beendisciplined. Rather than ask a rescheduling of its debts, the government has put severe controls on imports, the domestic deficit, foreign travel, and declares that it will meet its obligations. The next few years, will be the worst. Some \$5 billion is owed in interest alone in each of the next three years. Beigrade says it can pay. Some foreign observers doubt it. But the determination to try, and the fact that there seems to be popular support for the government's deci-

sion, is of importance.

The economy is in flux. The Soviet model rejected, the West's liberalcapitalist model is also unacceptable What the Yugoslavs have improvised between the two is unsatisfactory too. This city, capital of Croatia, is shubbier than East Berlin, its shops impoverished, streets dirty, graffin covering the walls, nothing kept up. Zagreb, however, is not typical. Other cities are bright, well-kept, vivacious. Other shops are full. Yet Zagreb, training the walls, here the street was the street with the shops are full. ditionally, has been the commercial

capital, and ought to be prosperous. The Yugoslavs are searching for what to do. A national commission, under a former president of the national executive (in effect, the presidency). Sergei Kraigher, has been consulting virtually every economist of consequence in the country, 25 wellas officials, on economic reform. His report is expected at the start of next year. Signs are that it will proposefurther moves toward a market-style

But decisions come glacially. Be-cause power has been delegated, Yugoslavia's is a cumbersome system

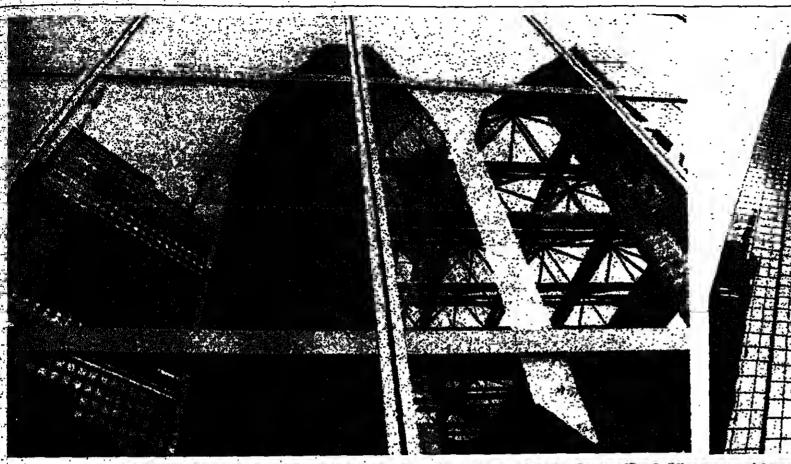
hat seeks consensus. Half-liberal, half-command as an economy; half-devolved in power; nominally democratic but with actual, power retained by the party and police, Yugoslavia looks for what it should become. The crucial danger to the country does not come from the outside. It does not, one thinks, comefrom the risk of disintegration, however difficult unity may be (and in the case of the Albanian minority in Kosovo it is very difficult). The Yugoslavs simply are a long way from finding what they are to make of their country. When Tito was alive they did not have to think about that.

Now it is up to them. International Herald Tribune. All Rights Reserved.

SATURDAY-SUNDAY, DECEMBER 4-5, 1982

NORTH AMERICAN REAL ESTATE

A SPECIAL REPORT



The look of American cities continues to change as the century nears its end. Left, a Denver office building goes up; right, new construction in Dallas.

New York Office Market Weathers Recession; Prices Stabilize

TEW YORK — The New York City office market has wenthered the economic storm of national recession remarkably well. and is perhaps the most stable major market in the United States despite a substantial amount of oew construction.

While it still has significant in-frastructure and budgetary prob-lems, New York City, which less

ital of the United States. The meteoric rise in property values has stabilized and eased, and most observers feel that the city's resilient and sophisticated development community has not created serious problems anything like the tremendous amount of overbuilding of a decade ago.

Some projects have been post-poned or scaled down, but only a few. Gerald D. Hines of Houston, than a decade ago was on the verge of bankruptcy, is firmly established as the international, cultural that he was "still planning" his

Third Avenue but that it would not start in 1983. Larry Silverstein of Silverstein Properties has redesigned his new skyscraper just oorth of the World Trade Ceoter towers from 1.8 million square feet (549,000 square meters) to 1 millioo square feet.

Some real estate sources said recently that Citicorp is understood to have "serious" offers for its as-semblage just to the south of the Citicorp Center. Cadillac Fairview Urban Development Inc. decided

the new midtown zoning that de-creased its potential development size. Cadillae Fairview sacrificed a \$21 millioo deposit that left the bank with a oced to readjust its accounting, according to some real estate sources. The bank already had credited itself with a profit from the total \$105 million sales

Cadillac Fairview, meanwhile, is proceeding with the first venture in which it recently bought out its partner, Cohen Brothers Realty & Construction Company, at 780 Third Avenue. The 50-story red-Armas of the New York office of Skidmore Owings & Merrill will be one of the slenderest skyscrapers in the world. It and the black, Brazilian granite, 41-story tower at 1155 Avenue of the Americas, designed by Emery Roth & Sons and being developed by the Durst Or-ganization, are both under construction and promise to be perhaps the most attractive of the city's new crop of towers. These towers demonstrate that the design possibilities of classic modern recillinear tower slab forms have not been exhausted.

The high rent levels and the persistent demand of many international tenants to remain in the prime east midtown corridor has resulted in many new, narrow mid-block buildings being built and

more are planned.

The First Boston Corp. and G. W. Travelstead, who were involved in the controversial Park Avenue Plaza project just to the west of the

the famous small office building that made Park Avenue an import-York on Park Avenue, are inant commercial address. volved in two new slender towers now under construction: one, with

Emery Roth & Sons.

Construction has not yet started on Howard P. Ronson's proposed

glass curtain wall tower, designed

by Edward Durrell Stone Associ-

ates, adjacent to St. Bartholomew's

Episcopal Church on Park Avenue

at 50th Street. This hotly debated

issue recently has been joined by

reports of jockeying for positioo by several developers such as

Fisher Brothers and George Klein

around Lever House on Park Ave-

nue, apparently in preparation for

a development immediately behind

projects.

Despite a growing number of advocates among many developers and planners who feel that such Solomon Equities, and also designed by Skidmore, Owings & Merrill, is Tower 49, to the east of Fifth Avenue oo 49th Street. The second one, with Sterling Equities, is a couple of blocks south at 575 controversies could be avoided by a strong landmarks policy that designates individual landmarks and permits the transfer of their unused development rights to Fifth Avenue and is designed by broad districts rather than to im-The passing of new midtown zoning regulations has not quelled mediately adjacent sites, the city has concentrated its preservation the controversies oo many such efforts on churches and residential areas rather than on major com-

mercial buildings and prime luxury apartment buildings Only in the last couple of years, for example, has New York City designated the Chrysler and Empire State buildings as landmarks. And the staff of the Landmarks Preservation Commission has chosen not to designate many recently endangered skyscrapers of note such as the beadquarters of the American Telephone & Telegraph

Company at 199 Broadway. The ed on Page 10S)

'70s Boom Alters **Urban Structure**

TEW YORK — There is a new American presence and structure that is emerging from the tremendous huilding boom that began in the late 1970s and which is now unwinding because of the recession.

This boom has been more than just another ripple in the real estate industry's cyclical history. It represents a significant new chapter in the nation's social organization: the crystallization of a new generation of citles that are making quantum leaps and bypassing many incremental problems of more mature cities. Some, of course, like Houston, have snared themselves, perhaps irreparably, on older city problems like traffic, but most bave created highly visible and distinctive, if not distinctive is not distinctive. guished, urban environments.

No longer is power, at least as measured by office space, overwhelmingly concentrated in only a handful of cities such as New York, Washington, Chicago and San Francisco.

And in the last five years, according to Regina Armstrong, vice president of economies in the research department of the Regional Plan Association in New York, most of the nation's top 15 central business districts changed arguin and processing their rocal supply of office space

by 50 percent or more.

"What has stopped is the upward trend in prices and rents," Stephen
B. Siegel, president of Cushman & Wakefield Inc., the New York-based real estate sales, leasing and consulting organization, which has offices in more than 30 cities across the country, said. He added, however, that they will resume again. He said that the recent recession is probably not as bad for the real estate industry as the 1973-1974 recession and that he sees "signs of the market coming around in increasing activity and clos-

Miss Armstrong predicted that while the frenzied activity of the last year or so is likely to diminish somewhat over the next few years, such dramatic growth will continue and that by 1990 the number of jobs in the United States will increase from 100 million to 118 million and that one third of the increase will be in office jobs, which now comprise only one-sixth of the nadon's total. This translates to a 37.5 percent increase

one-sixth of the nation's total. This translates to a 37.5 percent increase from 16 million office jobs to 22 million.

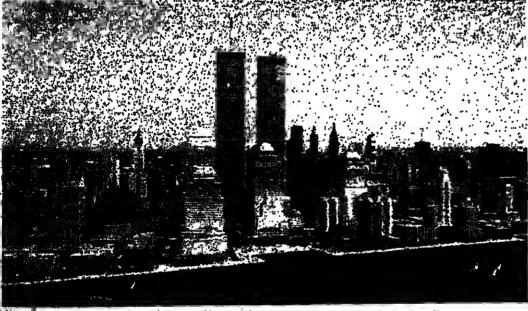
Five years ago, Miss Armstrong coted, there was about 4 billion square feet (360 million square meters) of office space in the country. Now, she claimed, there is about 5 billion square feet. Last year, about 300 million square feet of office space, a record, was built, about 50 percent more than the average of recent years. According to Robert A. was a commist for F.W. Dodge Reports of McGraw-Hill Information Customs has this is triple the cuttout of 1975 and 1976 when the tion Systems Inc., this is triple the output of 1975 and 1976 when the industry was reeling from the great burst of building activity initiated at the end of the 1960s.

While many markets, such as Denver and Houston, are building more space than they can oow lease, development is by oo means at an end, even in overbuilt areas. Although the development community has become in the last year or so generally more selective and conservative, daring entrepreneurs, some of whom are foreign, are continuing the mo-

Perspectives are changing and there appears to be a growing awareness that synergy is more important than energy, substance is more important than style, and cootext is more important than credit. Whereas only a few years ago the emphasis of most developers and lenders was oo narrowing exposure and risk and pursuing smaller rather than larger projects' and there was a consensus that the new-town movement was over, the number of enormous mixed-use projects being initiated now is segments that can be readily marketed with individual identities rather than in megastructures with a uniform and static character. They are also strategically located rather than isolated.

Kenneth Schnitzer, the chairman of Century Development Corporation in Houston, which just announced a new 82-story, 2-million squarefoot tower for the Bank of the Southwest in Houston, argued that not many mixed-use projects will begin or expand in the next few years, but they "continue to have competitive advantages over single-use projects." Such impressive new ventures are redevelopments of ranch property, such as Las Colinas near the Dallas-Fort Worth Airport and railroad

yards in San Francisco, Denver and New York. At the same time, older (Continued on Following Page)



The World Financial Center edges into the Lower West Side shoreline.

U.S. Hotel Industry, Reasserting Itself, Enters Vibrant and Competitive Era

NEW YORK — Like a slumbering giant, the hotel industry in the United States is tentatively stretching and reasserting itself after a slump from its high occupancy period in the late 1970s and focusing oo the new per-spectives of the 1980s.

The recession and the enormous wave of new construction committed to in recent years have not left the industry in the healthiest of conditions, but the market is remarkably vibrant and intensely competinve and probably more open to experimentation than at any time in recent history. The evidence seems to be everywhere. As Stephen W. Brener, a leading hosphality industry analyst and consultant who heads his own company in New York, noted, the traer "will be shocked by the number of new hotels in every city."

The industry's vistas for the decade are full of surprises and con-tradictions. Large hotels, only a few years ago thought to be uneco-nomic, are being built again in such cities as New York and At-lanta, and small, discreet luxury hotels such as the Park Hyatt in Chicago are setting trends rather than the splashy style of spacious, cavernous atriums, which, nonetheiess, continue their popularity.

Old hotels are no longer automatically destined for demolition or complete redesign, but are being refurbished and preserved. Hotels, in general, are also concentrating more on larger, more luxurious guest rooms and suites, the woman traveler and the health-minded tra-

The chains, which are gaining an ever-increasing share of the industry, are becoming less stereotyped and are developing a variety of different hotel styles and types. By the end of the 1980s, Mr. Brener and the major chains predicted that the major chains will account for 70 percent of the transient rooms in the country, against 50 percent now and 25 per-cent in the 1960s. The major hotel chains, Mr.

Brener noted, are closely studying the potential of teleconferencing. suite accommodations, airplane deregulation and the segmentation of the market. Teleconferencing is perhaps the most dramatic new de-velopment in the industry. Intercontinental Hotels, for example, entered a joint venture with the Comsat General Corporation earlier this year to provide the public with two-way audiovisual communications and print-out capabilities via satellite between its Barclay Hotel in New York and its Intercontinental Hotel on Hyde Park Corner in London. The \$1 million installation for the botel will permit small groups to rent fully-equipped studio facilities within its hotels in each city for about \$1,500 to \$2,000 an hour.

According to Joseph Smyth, ex-ecutive vice president of marketing for Intercontinental Hotels, such groups would realize significant savings in travel time and hotel ac-commodations and a recent study commissioned by the botel indicated that such teleconferencing net-works might eventually reduce international business travel by more

Mr. Smyth suggested that such a eduction, however, need not hurt the industry as much as the figures might indicate since well-located luxury hotels are able to provide the central location and service for groups and companies that could not afford the high capital costs of installing such systems in their own facilities.

Other chains, such as Holiday Inn and Hyatt Hotels, have ex-plored or are exploring teleconferencing in one-way, rather than two-way, visual versions. Richard L. Schulze, vice president of devel-opment with Hyatt Hotels, said that the Hyan will soon be an-nouncing a dozen or so such installations where it will introduce it in some form. "I think it will increase hotel demand," Mr. Schulze said, "and will not result in a loss of rooms as it will be used as a distribution network within this country

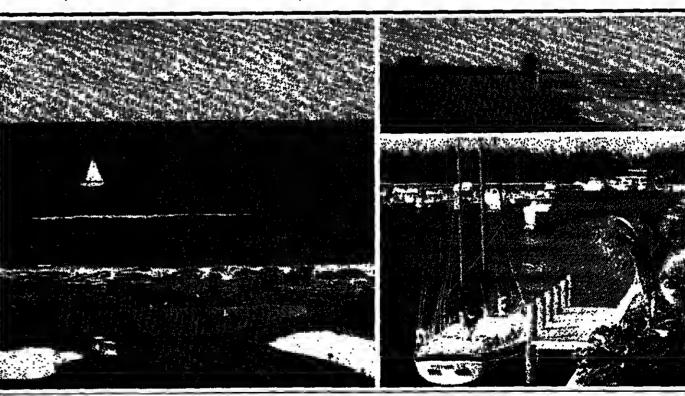
and a threshold level for national meetings."
Mr. Brener maintained that

"teleconferencing will have an effect in the 1990s and will change everything again." At the moment, he said, it is "still very experimen-

Noting the recent appearance of the use by some major hotel chains of newspaper coupons, tie-ins with rental car companies and the like, Mr. Schulze remarked that "the 1980s will be the decade of marketing." New promotional packages are increasing in the industry as are bealth-related facilities. Some chains, such as Ramada, are seeking to change their image, while others, such as Hyart, are diversi-

Hyatt, which is best known for its deluxe arrium hotels, such as the Hyatt Regency in San Francis-co, that transformed and revitalized the entire industry more than a decade ago, is not formulabound. While continuing to develop new large, architecturally spec-tacular hotels, it is also undertaking major preservation projects and, based on the success of the Park Hyan in Chicago, which quickly has become perhaps the finest and most elegant small hotel in the country, it is planning to be active in the emerging market for small, truly luxury hotels.

The recent \$10-million transformation of the modestly priced Wa-ter Tower Inn into the deluxe 255-(Continued on Page 10S)



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THIS SPECIAL REPORT was written for the International Herald Tribune by Carter B. Horsley, a reporter for The New York Times and a specialist in real estate. .

HAWAIIAN RAW LAND FOR SALE

Available in Bulk (\$21 Million) or Parcels

A major corporation is selling its extensive land holdings in Hawaii. Located in the Kona-South Kohala area of the Big Island of Hawaii, the parcels are prime for development.

The largest offering, subdivided into six parcels of 500 acres each, is across from the Manna Lani Resort and the Waikoloa Development. Near the Mauna Kea Beach Resort with its world-famous championship golf course, these companies were the first to capitalize on the Hawaiian rugged beauty and halmy climate in filling out the coast's potential of total transformation from an expanse of harren lava fields and pristine beaches into a major resort complex. It is listed at \$16.5 million with a range of \$5,500 to \$6,850 per acre.

Another area is the Kona Coast's "high country" close to the colorful town of Waimea, headquarters of the world's

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largest privately-owned ranch, the Parker Ranch. Gentle rolling hills with Mauna Kea always in the hackground. The grazing grass is right now about 15-20 inches high and vivid green, blowing in the soft winds like Kansas wheat. Since South Kohala and the Kona Coast are on the West side of Mauna Kea, the heavy rains fall mostly on the East side of the Island. A trickling waterway creates the southern boundary along lots. The three parcels are of 150 acres each and across from the Waimea Landmark Estates Development. Listed at \$3.75 million with an average acreage cost of Smallest of the offer-

ings is 10.6 acres of direct oceanfront property on the Mahukona Coast just 15 miles from the Mauna Ken Resort. The property abounds with historical material along its black sand beach. Offering Price \$750,000.

Design: Local Firms Score Heavily in New Contracts L OS ANGELES — New con-struction activity has been so Houston in October of the Urban Land Institute, "there are so many

frenzied in most of the dozen or so major North American cities that a visitor is more likely to notice as many, if not more, major new huildings designed not hy internaionally known architects such as M. Pei, Kevin Roche, Skidmore, Owings & Merrill, and Johnson-Burgee, but hy well-established lo-

These less widely known firms are designing the hulk of the nation's new commercial construc-tion, and while their work can best be characterized as corporate rather than creative, mainstream rather than momentous, it has produced, collectively and chaotically, an impressive new urban aggre-

What is also striking to someone who tours the United States in late 1982 is the relatively small number of truly architecturally distinctive projects in the new crop of major buildings that ooe would have expected to discover, given the in-credible amount of new construction activity and the proliferation of journals and hooks documenting the pluralistic nature of the de-sign profession today and the py-rotechnical permutations of past and new styles.

As John Burgee, Philip John-son's partner, told a meeting in

peculiar shapes, twists and turns about, all doing the samba, that maybe one should do a rectangular building to see if it is different.

Still, the imposing visual and economic impact of the sheer quantity and scale of the new skylines seems to outweigh considerations of quality, style and reputation. In many instances, small details of planning or urban design, such as night-time lighting, lobby materials, or facade alignments, more than make up for larger discrepancies and disparities in taste

For example, the great height and location and simple rear set-backs of the new 52-story, redanite Georgia-Pacific Building in Atlanta, designed by the New York office of Skidmore, Owings & Merrill, give it a dominant and scends its architectural quality as a structure that is handsome, solid but not important.

The new shapes and configuraoons have certainly created more attractive and sophisticated individual buildings than the conventional commercial products of the past few decades, even if such experimentation does not yet seem to the Seagram's Building or the mended by the Federal Aviation

Beaubourg Museum Based on the evidence of what is under construction and what has been recently commissioned, both corporate and institutional America have opted by and large for a continuation of straightforward, clean-cut modern traditions rather than the pastiche of "post-modem" designs.

Furthermore, far from being ex-hausted, certain "modern" huilding types such as gallerias and atriums are being improved upon rather than discarded, as in the dazzling stainless steel, skylit atrium - hidden behind flush polished gramite and glass walls - at 466 Lexington Avenue in Manhattan. Designed by the office of Edward Dureii Stone, this huge space overflows with luxurious planting throughout its entire height and is unified by a striking 20-story-high indoor sculpture. Neither innova-tive nor intellectual, it is simply breathtaking space.

At the same time, the antipathy to super high-rise towers that followed the engineering breakthroughs in the late 1960's and early 1970's and culminated in New York Carlo York City's recent major downzoning of Midtown, appears to be decreasing Houston and Denver. for example, are trying to over-come height limitations recomAuthority in each location and many other cities have also begun to recognize the intangible benefits of civic identity and pride that

skylines provide. The lesser known local firms include Perez Associates of New Orleans, Heery Associates of Atlanta, Lloyd Brewer Jones Associates and 3D International of Houston, Arquitectonica of Miami, WZMH of Toronto, Arthur Erickson of Vancouver, Emery Roth & Sons of New York, and Sikes Jennines Kelly, Albert C. Martin Associates and Welton Becket of Los Angeles.

Not all of these firms are as strictly regional and as dominant locally as Perez Associates, which has designed the majority of major new projects now transforming the skyline of New Orleans. Welton Becket, for example, has designed the glearning reflective One Tam-pa Center, the new convention center in Washington, D. C., in addition to the Hyatt Regency next to the Reunion Tower in Dallas, and the Dravo Tower under con-

struction in Pittsburgh. The more famous architects, especially Johnson Burgee and the collective design efforts of the many offices of Skidmore, Owings & Merrill, continue to be very ac-uve. But to their celebrated ranks

must now be added three other more pronounced in today's projfirms - Murphy/Jahn Associates of Chicago, Cesar Pelli of New Haven, Connecticut, and Kohn Pederson Fox of New York, all of whom have won major shares of the more significant commission

market. Of these seven, only Johnson Burgee Associates indulges in pure post-modern projects, such as its French Mansard design for the apartment building at 1001 Fifth Avenue, the reflective-glass, English Perpendicular PPG complex in Pittsburgh, the broken-pediment A. T. & T. building and a castlelike tower for George Klein in

New York But Johnson Burgee defies any classification other than that of experimenter, as many of its recent projects, such as the Crystal Cathedral for Dr. Robert Shuller in Garden Grove, California, are thoroughly modern, abstract projects dealing with form and material rather than historical allusion and

These seven offices are consist ently producing works of flair and interest and there is little question that the overall architectural quality of most commercial construc-tion in the United States has improved markedly in the last few years. Contextural, energy and

ects, more likely a reflection of the economic track record of Gerald D. Hines, the nation's most successful developer who is committed to quality architecture, than of any attitudinal change on the part of architects.

indeed, there is abundant flamboyance in the new Los Angeles downtown, where a group of towers, such as the Crocker Center, the Wells Fargo Bank and the Bonaventure Hotel and Arco Towers, individually have merit but which together comprise an awesome ensemble conveying a spacious sense of omnipotence. They recall the earlier vibrant but isolated tension of the twin towers at Century City elsewhere in Los Angeles designed by Minoru

The far larger downtown areas of Denver and Houston are quantitatively impressive but lack the present focus that Los Angeles has in the cylinder cluster of the Boneventure Hotel designed by John Portman.

Denver's best architecture, de spite its hectic high-rise construc-tion activity, remains the turn-ofthe-century Brown Palace Hotel

(Continued on Page 95)

Building Explosion of '70s Leaves New Generation of U.S. Cities

(Continued from Preceding Page) projects, such as Battery Park City in New York, are finally taking

In an age in which giant mergers are common, conventional financ-ing chaotic and the nature of the work place shifting, real estate has not surprisingly changed, with new alliances between some developers and lenders, new building products and new constituencies.

Many cities are realizing that to compete and remain viable it is not enough to have a strong economic base, especially if it is primarily centered on one industry or market. Public and institutional projects, therefore, are assuming far greater importance than in the past. Important new museums are being built in many cities, such as Dallas, Los Angeles and Atlanta. Major new convention centers and important civic hulldings have recently been completed or are in progress in many cities, such as New York, Portland in Oregon, Beverly Hills, and Tallahassee in Florida. Major new airports in Dallas-Fort Worth and Atlanta have greatly escalated the impor-tance of those cities and new subare very successful.

communities with special attrac-tions, such as the World's Fair that will be held in 1984 in New Orleans, the summer Olympics in Los Angeles the same year and the 500th anniversary of Columbus landing in the United States that will be held in Chicago in 1992, whose 400th anniversary exposition was influential in promoting a 'City Beautiful" movement across the United States. And Epcot Cen-ter, the new Walt Disney World recreational and educational facility, is reinforcing the strong mid-Florida market around Orlando and Tampa.

New construction projects, of course, are not resolving the wide-spread problems of maintaining an ress in being able to reduce operaadequate infrastructure of roads, sewers, utilities and the like and this problem is becoming paramount in many areas, especially in the light of federal cuthacks. In recent Congressional testimony, the Associated General Contractors estimated that the cost of overhauling the nation's public works is at least \$400 hillion.

Despite some magazine reports of impending doom, many major developers, lenders, brokers and consultants maintained in recent interviews across the country that

Competition and the success of some developers, such as Gerald D. Hines, Cadiliac Fairview and Olympia & York, who have been committed to improving design ex-cellence, have led to a generally more attractive and interesting group of huildings. While the split facade office huilding may not be-come as popular as the split level house of a couple of decades ago, the new skyscraper style emphasizes, by and large, a pro-nounced spirit of articulation, an expression of joining, but there are no stereotypes and individuality is

The more impressive gains have been synergistic, in the sheer magnitude, pace and scale of develop-ment. Confrontation with the new

ways in Atlanta and Washington environments in downtown Los re very successful.

Angeles, Houston, Denver, Dallas
Other cities are galvanizing their

Angeles, Houston, Denver, Dallas
and New Orleans, to name the most dramatic, tends psychologically to overwhelm subtleties of the finer points of design or planning in almost a religious sense of

reverence for their monumentality. Las Colinas, for example, is a stupendous new undertaking involving thousands of acres and millions of square feet of new construction that is galloping ahead of demand and design. With its manmade lake and motorboat taxis, a garage that looks like a Renaissance town and the world's largest equestrian sculpture, it is awesome even in its infancy.

The great concern about energy ting costs and build more efficient structures. Glass curtain walls began to go out of vogue a few years. ago because of energy considera-tions and because of the availability of less expensive materials such as granite, but then glass makers improved their product and the demand for granite has recently made it more expensive.

Of more lasting importance, bowever, is the pace of technology advances that is expected greatly to alter office habits. Jerry L Speyer of Tishman Speyer Properthe parameters of measuring the industry's well-being are changing, just as is almost every fabric of the that will be oriented to providing corporate world. The changing dynamics of real estate and other inhle floor plans. And Edward J. dustries and financing, as well as the very methodology of doing business, make virtually all assumptions tentative.

Minskoff, executive vice president of Olympia & York Ltd., said that his company is exploring the feasibility of installing its own satellite communications facility at its off-competition and the success of communications facility at its off-communications facility at its off-commu ice development at Battery Park City in Manhattan.

In a recent article on "The Mechanization of Office Work" in Scientific American, Vincent E. Giuliano forecast significant long-term changes in office technology. Electronic mail systems and telecommunications, he said, will reduce "information float, that is, a decrease in the delay and uncertainty occasioned by the inaccessibility of information that is being typed, is in the mail, has been mis-filed or is simply in an office that is closed for the weekend." It will also, he continued, reduce redundant work and enable some workers to choose where and when they

Despite such remarkable ad- in the suburbs. During the past vances, the demand for office four years, construction and abspace is not about to dissipate sorption of new space have added greatly. While comparing the impact of such systems with the invention of the telephone, Mr. Gi-uliano observed that the traditional office "has its virtues, after all ... as a home for organizations, a place for people to come together face to face and a work-oriented

environment away from bome," as well as a place to bouse facilities too expensive for the home. Furthermore, in "The Office Development Handbook," just published by the Urban Land Institute in Washington, W. Paul O'Mara observed that private office construction in the United States

climbed from slightly over \$4 billion in 1973 to nearly \$10 billion by 1980 "and the figures for the remainder of the 1980s should be He noted that despite the growing use of computers and other la-

bor-saving office equipment, there has been an accompanying rapid expansion in the employment of office workers, as well as, probably, an increasing amount of transfer of office employment to office buildings from other facilities. There has also been an increase in the average amount of floor space per worker, "partly based on providing room for more office machines and equipment." Office space per employee increased from 109 square feet in 1946 to 162 in 1974 and to more than 200 hy 1980, he said, adding that "as building costs and rental rates con-

gions will require new construction and the technological changes are also expected to change demand, much as the pre-World War II buildings with generally smaller floor sizes were considered obsolete and were followed by postwar buildings with large floor sizes, a feature that is again in demand after falling a little out of favor.

The suburbs have "catapulted" in the last few years into a position virtually equivalent to the central business district, according to the fall/winter report of The Office Network survey of 21 major markets with a total of more than 1 hillion square feet of office space. In the major cides surveyed, 49.7 percent of the total office market is sorption of new space have added more than 146 million square feet to the suburban market, compared to less than 89 million square feet added to the central business dis-

The report said that suburbs

million square feet of office space

under construction is in the sub-

urbs and in Dallas the correspond-

have rents that are 27 percent low-er than in the central business districts, which have a significantly higher occupancy level in most major markets. The suburbs have 45.1 million square feet of existing office space available for lease against 21.2 million square feet in the central business districts and also lead in the amount of space that is under construction and available for lease, 64.7 million to 51.1 million. In Houston, almost two-thirds of the approximately 30

ing figure is about 60 percent of the total of 22 million square feet. The U.S. office market, the survey found, has softened considerably with rents stabilizing and higher vacancy rates. It said: "Construction activity remains strong, although new project starts have declined over the past six months. As major downtown and suburban office markets become saturated. developers are now looking beyond these markets to second- and third-tier office markets for building opportunities, although the difficulties of these smaller markets like Toledo, Richmond, Columbus Tueson is that often only a small amount of new office construction will satisfy the long-term demand. ... Fringe suburban office space should account for a reduced share of the market as the impact of transportation modes continues to be a major force in

> central business districts, particularly those with adequate mass transportation and in established suburban modes with infrastructure and amenities already in In its most recent report in October, Richard Ellis, the Londonbased real estate consulting and sales concern that has its United States headquarters in Chicago, forecast that "in the next six to 18

site selection. The office market will be the strongest in the larger will remain fairly constant in those central business districts which are experiencing no more than a restoration of supply/demand equilibrium such as New York, San Francisco, Los Angeles and Boston.

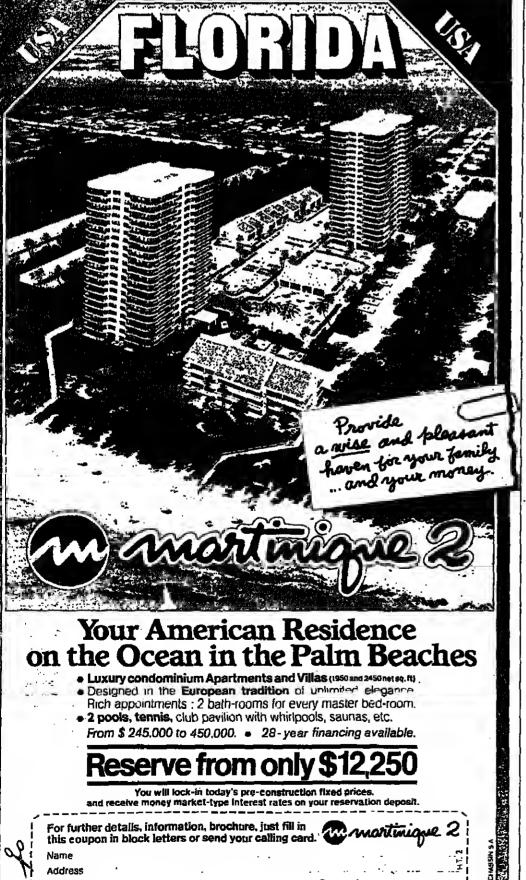
In cities where the construction boom has outpaced the underlying absorption trends and in poorly conceived projects, it claimed that rents are likely to "adjust further." It noted that it saw few buildings that will be completed in 1984 and 1985 and that "several major cities should experience a shortage of supply at that time with a consequent rise in rental rates, provided some confidence is restored in the economy within the next 12 months.

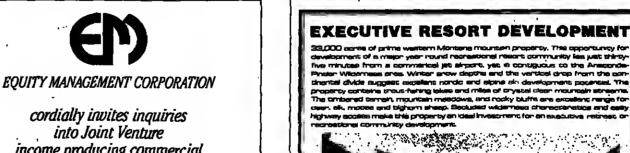
In its latest monthly survey of mortgage indicators, Citicorp Real Estate Inc. reported last month that "more national lenders are coming back to the commercial mortgage market, including some who have been out for six to 18 months or longer." It noted that developers, however, "are hanging back because they expect mortgage rates to drop still further." It added that major lenders have sharply dropped their goals for total return on investment and that "their target rate of return from mortgage interest plus kickers and fees now ranges from 131/2 to 15 percent. compared to 15 to 1612 percent a month ago and 17 to 18 percent at midyear.

Conditions, of course, are far from ideal. The fall survey by the Society of Industrial Realtors indicated that the United States' industrial real estate market remained "in the doldrums," despite a decrease in interest rates. The report maintained that no quick turnaround is expected over the next 12 months, but it noted that "the view for sales and leases is slightly less pessimistic than it was last

At the Urban Land Institute miannual meeting in October in Houston, the attitude of leading lenders and developers was cau-tious and prudent in light of what many described as "an unsustainable run-up" in housing and office values. Anthony Downs, a senior fellow at the Brookings Institution in Washington, observed that the industry has been suffering from

(Continued on Page 13S)





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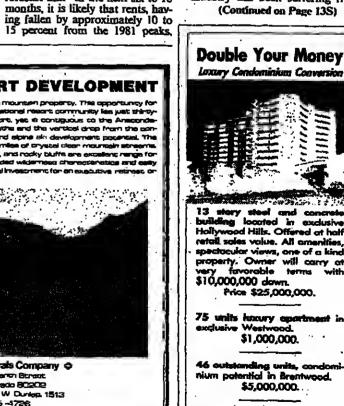
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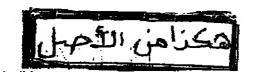


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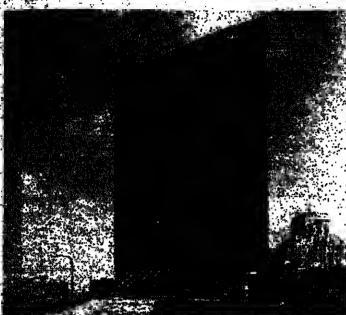
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400 S. Hope, Los Angeles, a Welton Becket project.

IN THE LAST 20 years or so, the office space inventory of the Los Angeles and Orange County region in Southern California has increased almost eightfold to about 80 million square feet.

Los Angeles is one of the few American cities, such as San Francisco,

New York, Washington, Savannah and New Orleans, with a very defimite sense of architectural style. It is not consistent in manner or type. It is oot cohesive in its organization and context. It is, however, expressed strongly and almost universally in its attractive old ornate street lamps, the palm trees tied to the sides of buildings, and the intricate sun screens and cornices of mid-rise buildings. If cities were paintings, then Los Angeles would be a Van Gogh, bold and lush in its minute details and overwhelming in its total statement.

overwhelming in its total statement. Uotil recently, downtown Los Angeles, whose share of the region's total office space inventory has been steadily declining, was not particu-Jarly impressive. That, however, is no longer the case and downtown Los Angeles has a new ensemble of disparate towers, many with corporate logos oear their roofs, whose architectural aggregate greatly transcends the individual and is becoming one of the country's most suiking and modern orban environments. The towers are centered about the cylinders of the Westin Bonaventure Hotel, designed by John Portman, which opened last year, and the twin forest-green 52-story monoliths of Arco Towers, designed by Albert C. Martin & Associates a decade ago and perhaps the most handsome dark modern skyscrapers in the country.

The new towers include the recently completed stainless-steel, set by tower of the 48-story Wells Fargo Building, designed by Albert C. Martin & Associates, the 26-story building developed by Olympia & York and its major tenant, the law firm of O'Melveny & Myers, and the redgranite angular forms of the two towers of 54 and 44 stories of the Crocker Center still in construction. They stand on a variety of pods and plazas that accent their individuality and provide an unusual frame of

reference.

Immediately adjacent to the Crocker Center, designed by Skidmore Owings & Merrill, is the Bunker Hill complex, which will include a ocw museum of contemporary art designed by Arata Isozaki, the first major commission in the country for the master Japanese architect, and several office buildings that will be by the Cadillac Fairview Urban Development Corporation

According to Robert A. Ortiz, the senior vice president and branch manager of Cushman & Wakefield Inc., in Los Angeles, annual absorption in the downtown area for the last four years has been about 1 million square feet, and occupancy is at 98 percent downtown and about 89 percent in the mid-Wilshire and suburban areas. Rents downtown range from \$26 to \$30 a square foot a year for existing buildings and \$35

range from \$26 to \$30 a square foot a year for existing buildings and \$35 to \$37 for new buildings. Overall, he said, prime downtown space rates have increased about 15 percent since 1981, while rent for prime suburban space has increased about 35 percent in the past year to \$21,50 to \$28 a square foot for new space.

Although several major downtown projects are in the final planning stages, oo new product is likely to enter the market until late 1984, Mr. Oriz said, with the prospect that rents will escalate substantially. Hotel sale activity, he said, is expected to increase with the Olympics scheduled for Los Angeles in 1984, and foreigners, most from the Far East, are the current buyers for these and other prime Los Angeles properties. Of the current buyers for these and other prime Los Angeles properties. Of the four major downtown development sites other than Bunker Hill and a controversial proposal to redevelop the site of the city's famous Byzantine-style library adjacent to one of the two major men's clubs in downtown, he said, two, on Figueroa Street, are controlled by Mitsui Fudson of Japan. In West Los Angeles, there is new high-rise construction near the twin towers of Century and in the Los Angeles Airport area where

Tri-Zec has a 250,000-square foot building under construction.

Although he estimated a 25-percent decrease in sales in 1982 for industrial and commercial space in West Los Angeles and its suburbs, Samuel Hayes of Cushman & Wakefield Inc. said there is a continuing market for prime industrial and commercial space in both Culver City and Beverly Hills. He said that square footage is no longer the major yardstick used by sellers, who are mainly looking at cash on costs in dealing with the largely institutional pool of buyers. In suburban Orange County, occupancy is 85 percent and rents are about 10 percent less than last year, but major projects are continuing, such as the Anaheim Stadium Center, a venture by Cabot, Cabot & Forbes, scheduled for 1989, which will milize parking lot space for new development around the

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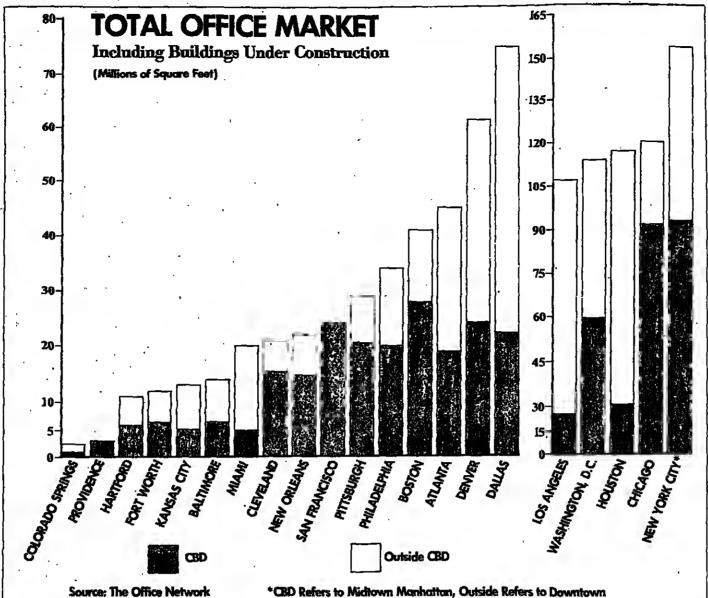
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SAN FRANCISCO

SAN FRANCISCO is one of the strongest and most expensive downtown markets in the country, second only to New York, with office rents in the 135 to \$42 range and up to \$52 or so for the most important buildings, such as the Bank of America Center. Several important new buildings are vearing comple-tion. They include: 101 California Street, a 48story, 1.2-millioo-square-foot tower designed by Johnson/Burgee Associates for Gerald D. Hines of Houston, a flamboyant glass tower on stilts over a shed atrium with a low-rise podium" building set at a sharp angle to it; the 38-story Crocker Center with a three-story

retail galleria; and the 42-story Five Fremont Center tower development by the Metropolitan Life Insurance Company, Walter H. Shorensich and Sequela Venunes, which is affiliated to Bechtel interests. These reinforce rather than reshape the city's speciacular skyline, although some new projects being planned, such as the Mission Creek redevelopment of the Unioo Pacific railroad yards and the Yerba Buena development by Olympia & York, are likely to enlarge the already impres sive business district. Given its scenic splendor, architectural distinction, extensive night-life and tourist facilities, and preservation ori-

entation, San Francisco is easily the most ur-bane city in the country. Zoning and landmarks are major issues and several oew projects are designed to complement taisting ones, such as the sprawling low-rise warehouse-style Levi Strauss plaza, or incorporate existing structures in their designs, such as a project by the Bank of Canton, 353 Sacramenta Strauss patients and of specific productions. Street, which made a mold of an historic facade on the site and recast new panels to recreate it. A Federal Reserve Building project iocluded in an Embarcadero West development by the Rockefeller Development Corporatioo is ooe of several projects now advancing

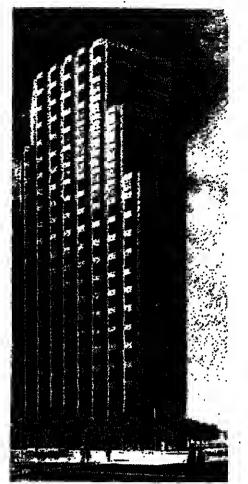
OCCUPANCY RATES fell from 97 percent to 93 percent between the first and third quarters of this year, according to Vernon Schultz of the Chicago office of Cushman & Wakefield Inc., and many developers are in a holding pattern. Olympia & York, for example, is huilding only the Neiman-Marcus section of its proposed mixed-use project on Michigan Avenue, although it had planned a handsome high-rise tower designed by Skidmore, Owings & Merrill.

From 1971 to 1977, office space in the Chicago Loop increased from 43.7 million square feet to 59.9 million and from 1978 to 1981 an addi-

tional seven million square feet were added. Cushman & Wakefield reported that 13 new buildings with more than 12.5 million square feet of space are under construction for occupancy in the next three years in the

Loop.

Despite a softening of the market, the Equitable Life Assurance Society and the Chicago Dock & Canal Trust recently announced they had agreed to develop a 50-acre site downtown in a 15- to 20-year project at a cost of \$2 billion to \$3 billion. It will include 20 million to 25 million square feet of office space, apartments, hotels and retail facilities.



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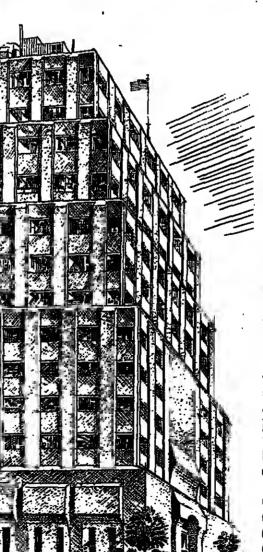
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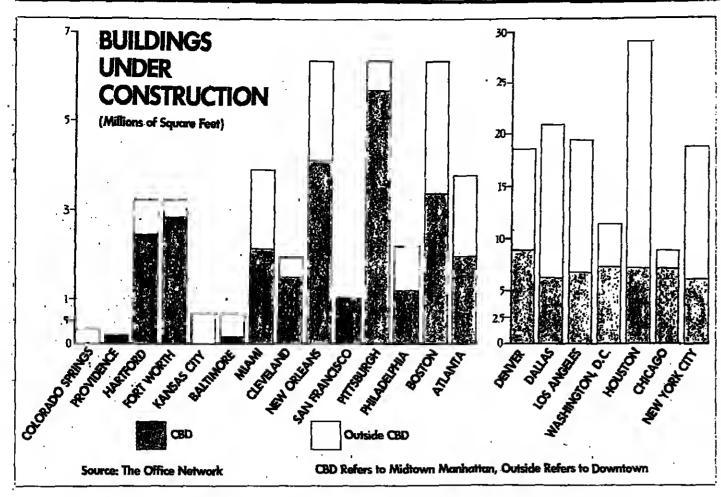
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ATLANTA and Houston are the United States' two most impressive suburban office centers. Unlike Houston, which already has an impressive downtown, the downtown of Atlanta is only just beginning to jell. The 52-story red granite Georgia Pacific skyscraper, which is nearing completion, is a far more massive and imposing landmark than the taller and glossjer 70-story Westin Peachtree hotel nearby and the older tight cluster

DENVER'S spectacular boom has resulted in a severe oversupply of

-which has caused a number of other new projects to be postponed.

William A. Conway 3d of Cushman & Wakefield's Denver office said

that the city and its suburbs are faced with about 19 million square feet

of available space in existing inventory and buildings under construc-

Building at the intersection of the city's two main streets, has decided to postpone a new 57-story, 1.4-million-square-foot project on the city's 16th Street mall until more space is absorbed. Another major project recently put on hold is the Plaza of the Rockies project planned by

Even with several major projects postponed or scaled down, nearly two-thirds of the 7.1 million square feet under construction remains available. Mr. Conway noted in October. The 56-story, 1.2-million

square foot Republic Plaza project of Oxford-Ansco Development Company was only 10 percent preleased as of September, although it is expected to be completed in early 1984, according to Cushman & Wakefield.

Daniel Crow and the Fred F. French Company of New York

The Reliance Corporation, which recently erected the 34-story Amoco

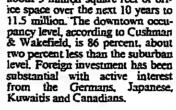
office space, which is expected to take several years to absorb and

of Peachtree Plaza office slabs. and the Omni International, adja-The Georgia Pacific Tower, designed by the New York office of Skidmore, Owings & Merrill, and cility, which is being expanded cility. Skidmore, Owings & Merrill, and the new 53-story Marriott Hotel, designed by John Portman, a few blocks away and now in foundation work, will add considerable substance to the Atlanta skyline. Together with the inverted staircase form of the 24-story Georgia Power Building and the world famous atriums of the Hyatt Hotel

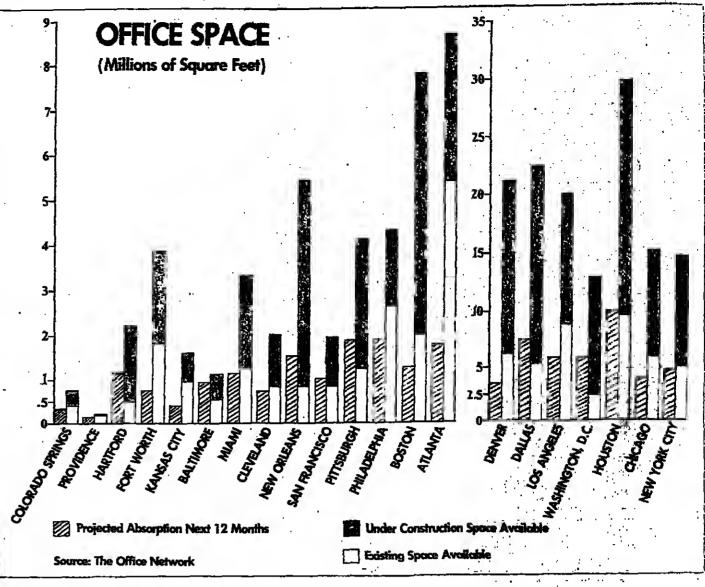
they will reinforce the city's repu-tation as a major convention location and greatly improve the at-tractiveness of the central business district. The city's attractive and efficient new airport assures Atlan-ta a secure position as the huh of the South. Atlanta is also extending its impressive new MARTA subway from downtown to the airport. The J.T. Holding Company is planning a major redevelopment djacent to the new subway at Resurgens Plaza, consisting of two office towers designed by Eli Attia

of New York, With about 15 million square feet of new office space due for completion within the next three years in metropolitan Atlanta, the Cushman & Wakefield Inc. office in Atlanta reports that "it seems clear that local developers have overestimated the demand." especially as existing vacant space is about 7.5 million square feet in an area whose annual absorption has been about 2.3 million square feet. Despite the abundance of available space, investor interest continues. Gerald D. Hines of Houston, for example, recently paid a record price for a major site near the Perimeter Center in the suburbs, even though it is not

zoned currently for substantial development. Perimeter Center plans to expand from its present size of about 3 million square feet of off-



their fahric in the 1960s for new development, New Orleans did not and therefore much remains." Walter Thomas of Joseph C. Canizaro Interests, a major lo-cal developer, estimated that the city has a three-to THE SITE of the 1984 World's Fair, New Orleans L is experiencing rapid growth that is adding a new dimension and a new skyline but is not imping-ing on its two great and extensive architectural disfour-year supply of new office space. He said the city has been hurt by the recession, especially in the oil service industry. He noted that while the city is still a tricts, the Vieux Carré and the American "Garden," which straddle the central business section. Several thousand hotel rooms are under construction and new office huildings that will be completed in the next two years are expected to increase the existing inventory "branch office town," the creation of a significant skyline, the expansion of the convention facilities and by a third to more than 16 million. As Anthony Styant-Browne of Perez Ltd., architects in New Orthe World's Fair, combined with its streetcar system and great tourist attractions of architecture and nightleans, commented, "Fortunately, when the rest of the life, will transform a once "sleepy" city into a major country's major cities were tearing down much of dynamic center.



DALLAS - FORT WORTH

A CITY WITH FLAIR, Dallas is perhaps best appreciated at night when some of its relatively conventional towers take on a sparkling new person-ality and are illuminated by geometric patterns in

While some of its projects may have been derived from innovations elsewhere, they are often taken to extremes in Dallas, in typical Texan fashion. The new Plaza of the Americas project, for example, takes the concept of a mixed-use project of hotel, offices and a skating rink clustered about an enormous skylit space, which originated with the Omni International project in Atlanta, and enlarges and refines it. Las Colinas, the 12,000-acre project on the Ben H. Car-penter ranch close to the Dallas-Fort Worth Airport. is a vast new-town project that contemplates quickly developing more office space than many established cities have and which is already a major market factor in the region, even though it has high vacancies.

New construction is continuing to transform the skyline of Dallas and to give it several interesting pockets of development within its walkable central usiness district.

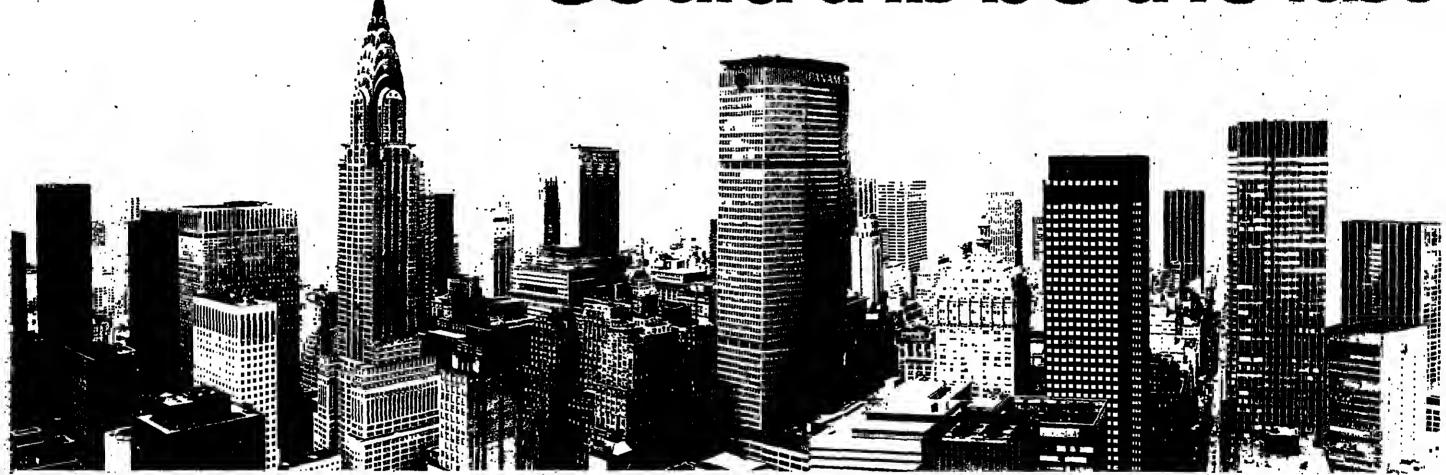
Several major new projects are under way in the central business district, including First City Center at Thanksgiving Square, a 50-story tower designed by WZMH Group Inc., of Dallas, for Cadillac Fairview

Urban Development. Cadillac Fairview has recently completed a smaller project; the 20-story Pacific Piace, designed by Sikes Jennings Kelly to have a dazzling, reflective glass corner sawtooth facade. Cadillac Piace of the Pia dillac Fairview also controls a major site between Neiman-Marcus and Joskes, major retail stores, which it hopes to develop into a major mixed-use facility, and it has other major sites for future develop177 IVE

IN FORT WORTH, with the Kimbell and Amon Carter Museums, there is a prestigious amount of culture for a city that until recently did not project a prodigious image. The new Dallas-Fort Worth Airport and strong local backing, however, are quickly changing that image and three major new skyscraper projects have been recently completed or are in the process of opening. These include two reflective-glass towers designed by Paul Rudolph, which combine sleekness with the chunkiness of the Brutalism style of a few years ago and complex bases to make a star-tling statement of modernity next to the handsome renovation of many 19th-century buildings at Sun-

The city retains much of its pioneer flavor, providing contrasts with its new development, which is certain to continue, given its proximity to the nirport and as an alternative to nearby Dallas,

Could this be the



Sooner or later everyone has to face the fact that Manhattan just isn't getting any bigger. No matter how many luxurious buildings are squeezed into these most sought-after acres, almost none will reward its owners with the breathtaking and panoramic views from Dag Hammarskjold Tower. By day you will enjoy the broad vistas of the East River and the Manhattan skyline. By night you'll be thrilled by a dazzling brilliance unique to New York City.

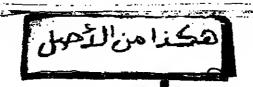
Standing proudly in the heart of Manhattan's prestigious diplomatic and financial centre, Dag Hammarskjold Tower rubs shoulders with the United Nations Building, embassies, fine shops, restaurants and cultural centres, with the theatre district only a few minutes taxi ride away.

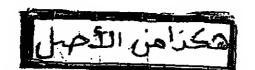
Dag Hammarskjold Tower offers fortythree storeys of dramatic design and great architectural style containing studios, as well as one and two bedroom apartments, almost all with balconies. All is crowned by the duplex Skyline Leisure and Swim Club with its year round swimming pool and health club.*

For a building so grandly distinguished, the practical details of life are minutely catered for, as you'd expect, with salient features including 24-hour doorman and concierge, maid service under the supervision of an executive housekeeper and the Skyline Lounge available for meetings and parties.* Individually controlled heating and air conditioning. A fully equipped laundry and, of course, attended indoor garage.

Studio, 1 and 2 bedroom apartments are available from \$150,000 to \$705,000. Sales office and model residences are open daily and weekends.

*Available at additional cost.





WITH AN uncomfortable climate and severe traffic problems, the remarkable success of Houston defies reason and shows no real sign of slowing down, despite a phenome-nal rate of construction and a rise in unemployment for the first time in several years.

In 1950, metropolitan Houston had eight million square feet of office space. It now has about 130 million square feet, much of which is in suburban locations such as Greenway and Post Oak-Galleria, where Gerald D. Hines recently topped out his 64-story Transco Tower, the rallest office building in the world outside of a central business district. Houston freeways carry twice the volume of

the standard level for acceptable use. The Met-ropolitan Transit Authority has opened 14 park-and-ride centers in the last three years with express bus service from suburban areas to downtown. All have been operating at or near capacity and corporate vans are more in nce downtown than in probably any endence downtown than in probably any office city in the country. This year, the Hous-Chamber of Commerce Transportation

A view of the Allen Center in downtown Houston.

WASHINGTON, D.C.

THE CAPITAL is not just a governmental center but is also a cultural

I mecca and an increasingly corporate city. In 1980, the Metropolitan Washington Council of Governments announced that the private sector had surpassed the Federal employment level. It projected that by the year 2000 Federal employment in the metropolitan area will be less than

The area between the closed and formerly grand Union Station and

15th Street is the scene of widespread development activity and rehabili-

tation, with about 50 projects with a total of more than 13 million square feet of office space now under way or planned, many stimulated by access to the new subway system, the new convention center and the

planned refurbishing of Pennsylvania Avenue. One of the most impres-

sive and largest projects under construction is the 1.01-million-square-fool 1300 New York Avenue designed by Skidmore, Owings & Merrill, which will have an Italian palazzo-style central atrium.

The landlord's market of the past several years, according to the Washington office of Cushman & Wakefield Inc., is becoming a tenant's

market, with rent abatements and tenant work concessions and some resistance to rents in the \$30 to \$35 range. Vacancies have risen to more than 5 percent in the city and are about 8 percent in the Virginia suburbs and more than 10 percent in some Maryland suburban areas.

A partnership of Galbreath-Roffin Corporation in New York, Ma-

comber Development Associates of Boston and the Four Seasons Hotels

Ltd. of Toronto has begun construction on an \$85-million hotel and condominium project facing the Boston Public Gardens. At Copley Place, a \$450-million multi-use project is under construction and will include two Marriott hotels, four office buildings with about 850,000 square feet of space and a Neiman-Marcus department store, as well as some apartments and other retail facilities.

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HOUSTON

Committee announced a \$16.2-billion regional mobility plan to try to reduce congestion. It called for 170 miles (272 kilometers) of added freeway capacity, 300 miles of new freeways, 30 miles of high capacity transitways, 1,400 miles of new streets, new grade separations and several thousand new buses. Some developers were less than enthusiastic about the prospect of an elevated train in downtown Houston; city transit officials decided this week to try to fund funds to put the system underground. Construction and leasing activities ty downtown has been surpendous. The Hous-ton office of Cushman & Wakefield Inc. reported that the Houston market last year ab-sorbed 13.65 million square feet of office space, and Charles McArthur of Julien J. Studley Inc., said that through August of this year leasing was only 5 percent behind 1981, although downtown was considerably behind the suburban activity. The Houston office of Jones Lang Wootton reported that new construction represents a 37-percent increase in the existing stock in the Houston market and

"even with the most optimistic estimations of absorption levels, the market as a whole will be overbuilt for the next three years or so."

Progress "even with the most optimistic estimations of

It noted, however, that downtown's new debroached recently hy the Texas Commerce Bank Tower and the Allied Bank Tower by Mr. Hines and Century Development, his major commercing respectively. jor competitor, respectively.

In the next escalation, the Bank of the Southwest has just announced an 82-story tow-er, which Century will build oo a central downtown site, and Wortham & Van Liew plans a similar size tower on the edge of the business district near the Allen Center complex and overlooking a park.

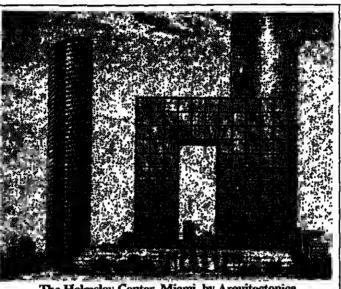
Houston also has architecturally diverse projects such as the the new 56-story, 1.18-milsquare foot Republic Bank Center, designed in Flemish Renaissance style by John-son-Burgee for Mr. Hines opposite their

BOSTON

WITH ITS HISTORY and premier educadonal and cultural assets VV Boston was an attractive and important city. With its City Hall, the John Hancock, Federal Reserve Bank and First National Bank of Boston buildings, and its subway-stop airport, Boston in recent years has become a modern city of great substance — and about 20 million square

While leasing has eased slightly, the city's vitality and the high-tech orientation of its region has begun to attract national developers, such as Rose Associates of New York, which is building, with Metropitan Life Insurance Company, a 46-story office tower known as Dewey Square Tower, which is scheduled for occupancy in early 1984, and Olympia & York, which is building a 40-story office tower at 53 State Street.

Edward J. Minskoff of Olympia & York, noted that Boston is a "strong" market, which is not likely, because of its relatively small size, to see any considerable overbuilding. He said that preleasing at 53 State Street has been impressive and that it will be about 90 percent rented before the end of next summer in advance of its opening. The reflective glass, one-million-square-foot tower, known as Exchange Place, is adjacent to the masonry-clad, nine-story Exchange Building, which is a land-mark and to which it will be joined by a five-story-high atrium. Gerald D. Hines of Houston is building a 200,000-square-foot office building and 500-car garage designed by Skidmore Owings & Merrrill at Harvard Square in Cambridge.



The Helmsley Center, Miami, by Arquitectonica.

Energy:

In Design

DALLAS — In the decade that has almost passed since the oil embargo crisis of 1973, American engineers architects and can engineers, architects and builders have made substantial progress in designing virtually all types of buildings to be more ener-

The myriad experiments have al-

ready provided solid data bases that have made possible sophisti-cated and confident analyses of such important factors on building design as site orientation, wind loads and shading. At the same time, experiments with solar energy, new and unusual heating, ven-ulating and air-conditioning systems and advances in lighting and windows have enabled many huildings to achieve great savings in their energy costs. Contrary to many expectations, the reductions in energy usage in many instances have been accompanied by reductions in first costs: lower lighting costs, for example, have reduced

ventilating requirements. The retreat hy the Federal government from its energy programs is obviously going to inhibit the launching of many costly research projects. And the general public perception of an easing in the de-mand for oil and therefore of the necessity for conservation, despite a rise in natural gas costs, is also jeopardizing the momentum galvazed by the oil embargo.

Nevertheless, much has been, and continues to be, learned from some of the major energy-conscious designs that have been recently completed or undertaken. Much of what has been discovered is negative. Solar energy for on-site heating, according to some ex-perts, may oot be as important as for conversion to electricity. In many cases, such as the Argonne (III.) Laboratories' oew building, designed by Murphy-Jahn Associates, the Citicorp Center tower in New York, designed hy Hugh Stubhins, and the Georgia Power Company building in Atlanta, de-signed by Heery & Associates, solar collectors have not proven costeffective.

In some exotic experiments. such as "slush pools" of chilled water in elevator cores of high-rise buildings, the verdict is mixed. Two such projects were recently planned for skyscrapers in New York, Eli Attia, the architect of the new 50-story skyscraper at 101 Park Avenue at 40th Street, said his experiment, which was designed to chill water at night for storage, until use during the day, in the unused bottoms of elevator pits that form part of a building's

(Continued on Page 14S)

Design: Local Firms Getting Contracts

and the tower and low-rise build-

ings around Larimer Square. Houston, on the other hand, has an incredible amount of new highrise construction, but virtually oo sense of urbanity. From the lob-bies and skywalks of such hand-some complexes as the Houston and Allen Centers, the city has the most futuristic feel of any place in the country. Having just broken the 70-story barrier with two new buildings. Houston is about to start construction on two 80-story

Johnson Burgee's most impres-sive historical allusion, the Republic Bank Building — designed for Mr. Hines and inspired by the Flemish Rennaissance — is rising out of the ground across from ooe of the firm's most "modern" state-ments, the twin-towers of

At the same time, workers are finishing the 64-story Transco Tower by the same architects for the same developer near the Gal-leria complex in a suburban section of Houston. While the reflecuve glass tower has some Art Deco lines, it is unquestionably very modern and, because it is the tallest suburban huilding in the world, is likely to become a far more visible and clear-cut argument for abstract design than the hemmed-in A. T. & T. Building has been for the post-modern movement. The latter has been disappointing in its massing and proportions, bland

color and busy fenestration. Similarly, Mr. Pelli's several Houston projects are strong, sleek elegant arguments for taut modern design and are particularly striking in their suburban setting. The pink facades of the Four Leaf Towers, twin 40-story apartment towers in the Houston suburbs, are much better arguments for more experimentation with color than his design for the mixed use Museum of Modern Art tower in Manhattan, where the dozen or so blue and green shades are rather muted and

sign guidelines that precluded very tall buildings and mandated rather the center of the city. bulky ones, used mixed facades on The facade assorting the same structures and capped ployed by the same firm for the them all differently — while unifynew "gateway" building for the ing them with grand portals. His Hercules Corporation in Wilmingsolution is a brilliant cosmetic ton. Delaware, a city that some transformation of a relatively drab real estate experts say may experiplan on one of the world's most ence substantial growth because of

in Houston, two separate competitions were recently concloded for major new projects, one of which was won hy Murphy/Jahn and the other by Kohn Pedersoo Fox, which was also one of three for the separate corporate regulations. For its design of a 51-story tower at 300 West Monroe Street in Chicago, Kohn Pederson Fox employed a granite facade that has a rippled glass tower portion the formal f

The Murpby/Jahn design for the Century Development Corporation and Southwest Bancshares Inc., projects a 1.400-foot-high, 82story, 2 million square foot tower in the center of the city. Construcoon will start next spring and, ac-cording to architect Helmut Jahn,

the project is expected to be com-pleted in three years.

Mr. Jahn described the tower as an obelisk and said it will have an observatory. Its design calls for it to be supported by eight major steel columns at its corners rather than a tube system. Mr. Jahn has designed the corners to have set-backs to provide staggered lighting of the tower while the middle poroon of each face inclines inwards and rises without setback to the top of the tower on which will be

placed a spire.

A few blocks away, Kohn Pederson Fox has designed an \$1-story.

2.2 million square foot building for Wortham & Van Liew that overlooks a park with some historical huildings at the edge of the Allen

Although the firm had submitted a soaring and highly individu-alistic shaft with a profusioo of ornamental cage-like detail at the base and crown, its scheme - se-lected over submissions from Kevin Roche and Hugh Stubbins, is far more contextural.

Conceived as a highly visibile, "gateway" project, the tower has a broad "skirt" base of painted aluminum trellis-like framing to resemble the verandas of the oearby historic structures. The main tower facade facing the park is curved and rises without setbacks. hut includes a prominent cotch to identify a double-beight sky lobby. This facade and the top part of two sides that are stepped hack near the top will be clad in green glass that Eugene Kohn termed "a continuation of the park and the moving up of the lawn."

Many of his firm's designs in-corporate a variety of facade tex-tures, similar to some of those employed by Mr. Pelli, to align, reinforce and complement adjacent At Battery Park City in Lower huildings. The Houston tower will Manhattan, Mr. Pelli, working have granite "wings" on the park within exceedingly restrictive deside giving an indication of the more conventional facade facing The facade assortment was em-

finalists, aloog with Skidmore, one side over a plaza." Curves are Owings & Merrill, in the other also employed in its design of 333 competition.

Wacker Drive in Chleago, a scapel-

sharp abstract tower with strong entries that provide an elegant base for the tower.

In another major competition, Mr. Jahn's and Mr. Pelli's firms, as well as those of Ulrich Franzen and Norman Foster of Britain, lost to Michael Graves, the architect of the new muncipal building in Port-land, Oregon. Unquestionably the most controversial building in the country, it has been hailed by some as a "post-modern" monu-ment for its bold, exaggerated play of architectural forms and use of color and attacked by others for its contrived garishness and lack of seriousness and contextural con-

Although communities in the Northwest have been hard hit by the nation's recession, Portland is one of the country's most striking examples of a small city that has quickly become internadooally prominent because of a commit ment to new architecture. It bas spoosored other recent civic design competitions and some private projects, such as the new Fountain Plaza project, which will also have

a markedly esoteric design quality. Another such city is Indianapolis, which has sponsored new plans for a "world-class park" to include a 750-foot tower and observatory. Designed by Cesar Pelli in an eclectic style recalling Italian design the tower will consist of a spiral

ramp of small open arches.

The latest competition won by Mr. Graves was for a new building for Humana Inc., a health-care company in Louisville, Kentucky, In an essay appearing in a book on the competition just published by Rizzoli, architectural critic Vincent Scully said he believed Mr. Graves' design "means that downtown Louisville has seen its last sleek glass and steel eigar box of a build-ing." Mr. Scully added that he hoped Mr. Graves' triumph will have the same impact on many other cities as well, although such

a prospect seems very unlikely. Mr. Graves' design, which Mr. Scully noted derives in part from Joseph Hoffmann's 1914 Austrian Pavilion at Cologne, looks like an

early electric razor.

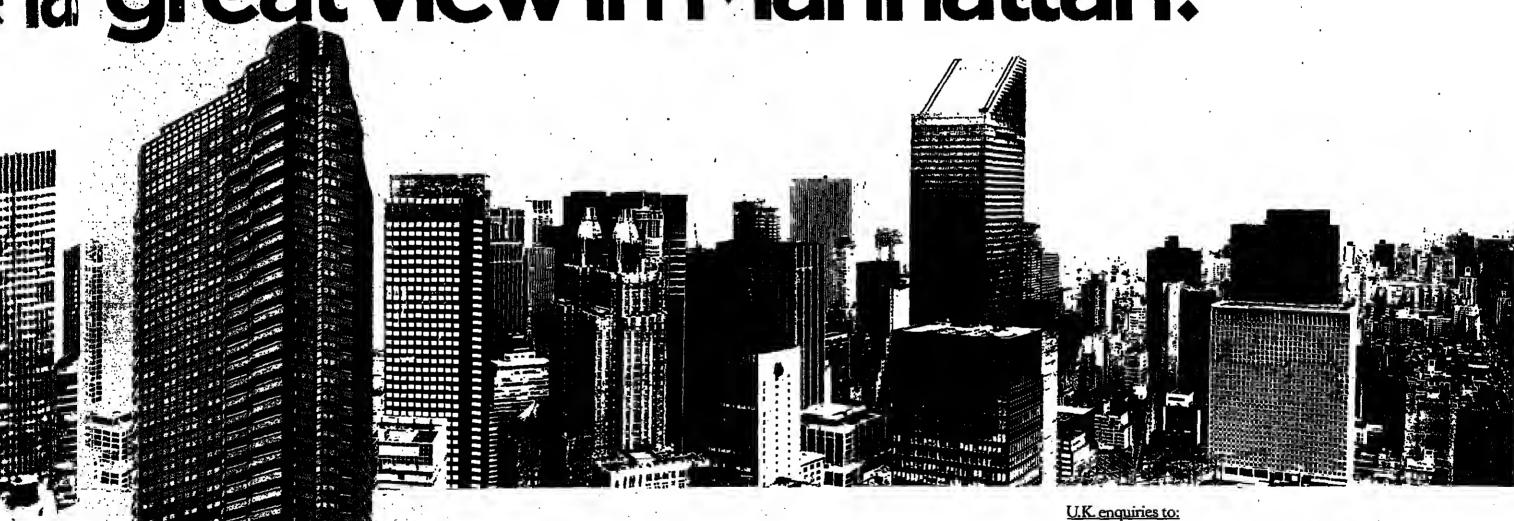
The building will have a fountain inside a loggia, a health club in the tower from which a small halcony protrudes that is supported by steel hraces to "recall" the nearby river bridges. It is clearly another post-modern mooument like the Portland project and is

also likely to stir controversy.

The design suhmitted by Norman Foster of Foster Associates whose impressive and innovative plan for a new building for the Whitney Museum of American Art was rejected in favor of an unpublished design by Mr. Graves — was a "high-tech" cylinder and spire.

Mr. Foster's spectacular designs (Continued on Page 12S)

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FLORIDA

• CALIFORNIA

CANADA

U.S. Hotel Industry Enters Vibrant and Competitive Era

(Continued from Page 5S)
room Park Hyatt was a big change for Hyatt, Mr. Schulze said, and the establishment of "a new standard of excellence" for the chain.
"We believe there are a limited number of opportunities to build botels like this in major cities," he said, adding that such cities in-cluded Washington, Los Angeles and New York. In addition to the elegant design of its public spaces and guest rooms, the Park Hyatt has two "corporate board" rooms for the use of its guests who are provided with velour robes, eiderdown comforters, bottled waters. sachets and an impressive array of

vanity amenities. Many medium-size cines, such as Baltimore, Pittsburgh, Buffalo and Tampa, appear to be strengthcning their prospects, in part, Mr. Schulze noted, because they can sell an agreeable lifestyle that is broad enough to support substantial cultural and sporting activities and yet not so large as to be mu-nicipally unmanageable. Hyatt, for example, recently opened major new hotels in Baltimore, Austin. Texas, and Greenville, South Carolina, all of which, Mr. Schulze said, are doing well, and it is preparing to open a preservation and expansion project in Buffalo in-volving the landmark Genesee Off-ice Building.

It recently went the preservation route successfully in Fort Worth in its rehabilitation and expansion of the landmark Hotel Texas where it preserved its facades, created a small "shed" atrium and added a new tower. "Old botels can com-pete very well in rates," Mr. Schulze explained, adding that he expects there will be more adaptive re-use projects.

The recently opened Queen Anne Hotel in San Francisco illustrates both the trend to small luxury botels and to preservation. The handsome 49-room hotel is a Victorian structure that had become a rooming house until it was completely refurbished by developer Jerry Vogel with modern conveniences, antiques, reasonable rates and a high level of service, including the availability of a chauffered limousine, a beeper system to inform hotel guests wherever they are in the city of important messages, as well as complimentary continental breakfast and free norning newspaper.

An area that most industry experts agree will grow significantly is resorts, Mr. Schulze cited San Diego as a major emerging growth market and said that Hyatt was also opening up hotels next year in Long Beach, California, and Or-lando, Florida. Mr. Schulze said that at least half the opportunities that come to Hyatt are mixed-used and many are suburban, such as

In addition to substantial growth in suburban markets, airport hotels are a strong market segment. At the new Dallas-Fort Worth Airport, the Amfac Hotel and Resort, reached by the airport's own railroad system, is the largest of its kind in the world with a total of more than 1,400 rooms in two senarate towers connected by skywalks and motorized carts. One of its restaurants, Sullivan O'Shaugnessy's Bar and Grill, is one of the most attractive restaurants in the country.

In the last decade, probably the most significant development in the hotel industry has been the opening of hotels comprised entirely of suites, such as those opened by the Granada Royal and Guest Quarters chains. Rather than attempting to be all things to all travelers, these hotels have opted not to provide substantial meeting and dining facilities but to concentrate on the guest rooms. The larger accommodations are attrac-tive to business people who like to entertain and to traveling families and have proven to be very popu-

The number of competitors in the industry is impressive and virtually all are actively developing new properties. In the luxury market, Trust House Forte, which will operate the new Pavilion in the large Miami Center project, is refurbishing two hotels in Manhattan, the Westbury and the Alrae. Four Seasons, which operates the recently opened Mandalay at Las Colinas near the Dallas-Fort Worth Airport, recently opened a major hotel in central Houston. Westin is opening a new hotel in Boston next year and one in Den-

The Ramada Hotel Group is undergoing significant upgrading un-der the leadership of its president. Juergen Bartels, who said be is looking for a site for a relatively major hotel in New York "as a No. l priority" and plans ω operate a new 1.033-room hotel under construction in San Francisco. Mr. Bartels said that convention hotels are not as desirable as medium-size hotels of about 300 rooms. "Single women, for one reason, are embarrassed" in the convention hotels, he explained.

The traveling single women, he said, is an increasingly important segment of the business, and he emphasized a reorientation toward such customers for his operators that includes placing them closer to the lobby, on interior — rather than exterior-corridor rooms and instructing hartenders not to send them drinks unless they are first tures and anamorphic projections

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Mr. Bartels said that in the last three-and-a-half years he has "let go" 110 franchise hotels out of a total of 530. He has replaced some with bigger and better hotels and spent more than a quarter of a billion dollars in the process, which he described as a "great leap." He said that in the last year and a half, Ramada is the only major chain to have an "occupancy up-cycle," despite generally depressed market

In the last 15 months, Mr. Bartels has visited about 220 Ramadas, many of which were "built in the meadows," but have had "whole towns spring up about them." His approach is to give the operator a week to agree to upgrade his facility or sever ties. To upgrade its image. Ramada has launched a new group known as Rameda Renaissance and in the last 18 months or so has opened six botels and has 17 others in con-

John Portman, the Atlanta-based architect and developer, is involved in two of the largest hotel projects, the long-delayed and con-troversial hotel on Times Square in New York, which was recently redesigned in light of the city's abandonment of a proposed streetclosing to create a large plaza in front of the hotel, and a 1,800room hotel in Atlanta. Both hotels will be operated by the Marriot

Whereas the Times Square hotel, which involved the controver-sial demolition of several theaters as well as the 34-story Picadilly Hotel, will be rather monolithic in appearance with emphasis on its full-height staggered atrium the 53-story Atlanta hotel will be a dramatic skyline. Rising from a six-story podium base with its own convention facilities, the hotel's tower will shift from an oval to a rectilinear plan and will also connect to the architect's earlier Peachtree Center project when completed in 1985 as well as Atlanta's new subway, which is being extended to the city's airport.

Perhaps the hottest hotel market in terms of new construction is New Orleans where several thousand rooms are under construction in anticipation of the 1984 World's Fair there. The Sheraton Corporation is completing a 49-story new hotel and has planned a 500-room second phase that involves the in-clusion of two 19th-century facades. Another interesting new project in New Orleans is a 14-story Incontinental Hotel designed by Perez Associates for Pan American Life Insurance Company that will have an elaborate musical fountain, large aluminum tree sculp-

Foreign investment in hotels is significant. Meridien, which is alfiliated to Air France, has opened major hotels in New York and Houston, and Novotel is building a 480-room hotel on Broadway at 52d Street in New York atop an existing four-story commercial building. The Gruzen Partnership is the architect for the New York project for Novotel, which has also opened a hotel in Minneapolis and planning one in Houslon.

Rene Hatt, who recently converted the former offices of Paris Match into a luxury hotel in Paris. is nearing completion on his con-version of the former Gotham Hotel on Fifth Avenue in New York crease. into the Nova Park Hotel, which will feature a wide variety of cating and drinking facilities as well as a rooftop health club and unusual suite arrangements designed by Stephen Jacobs.

Except for San Francisco, the nation's "hortest" hotel market in terms of the existing market, occupancy is off in almost every mar-

the Carnegie Center in Princeton where a 350-room Hyatt will open asked. "Women." he added, "are to intrigue visitors with optical illusions. ket, Mr. Brener said, and rates have dropped. San Antonio and Phoenix and Atlanta are markets that are improving, he said, adding that New York occupancies will probably fall to 71 percent this

year from 74 percent last year. New or expanded convention facilities are very important to hotel growth, Mr. Brener emphasized. citing such developments in New York, Atlanta, Washington and Atlantic City that are likely to hurt some other cities with less convention business, such as Boston, Philadelphia and Baltimore. At the same time, he said, airline deregulation will begin to hurt many secondary convention cities as airline service decreases and fares in-

Gambling will be an important area of future growth for the hotel industry as well as resorts. "In the 1990s, recreation will be more important," Mr. Brener continued. He said that "time-sharing, which has had bad problems, will become more important as leisure time will increase without a reduction in the cost of secondary housing."

While national time-share sales slowed during the last year, some industry experts maintained that the time-share concept was maturing and would improve. Ken Mil-ler, president of the Miller Marketing Network, of New York, said that the industry "is seeing a better . . breed of developer, better industry safeguards, more creativity and far more sensitivity to the needs of the

Leisure Club International of Austin, Texas, for example, has introduced a program known as .
"Flexi-Share," designed to overcome two of the most common weaknesses of resort time-sharing: lack of schedule flexibility and limited choice of facilities. The program guarantees its chents a choice of the five year-round resorts owned by Leisure Club Interna-

Resorts Condominiums Interna-tional, one of the major time share exchange networks, reported that its lime-share sales figures had climbed to about \$1.5 billion in 1981, against about \$600 million in 1979 and \$200 million in 1977.

New York Office Market Weathers Recession

(Continued from Page 5S)

AT&T building's gilded rooftop statue, the Spirit of Communica-dons, used to be one of the city's most famous and visible skyline ornaments, but it has been removed to go into the lobby of the company's new building on Madison Avenue at 56th Street. Another example of a noteworthy building not designated as a landmark is the Bank of New York headquarters. The bank's two limestone skyscrapers, at 48 and 52 Wall Street, one topped with an enormous eagle and the other with a Greek-style temple, are adjacent to a vacant parking lot and have been threatened with demolition for several years.

The commission also did not consider the Biltmore Hotel, which was designed as part of the Grand Central Terminal complex, worthy of designation, although it subquently sought to preserve a clock in the hotel's lobby in response to protests during demolition. The area is being reconstructed by the Milstein family into an office building, with the Bank of America as a major tenant.

As many major projects are tak-ing shape, it is clear that the traditional separation of the city into two major husiness districts, midtown and lower Manhattan, has ecome more complex.

Midtown still draws on its trans-

portation terminals for strength, out those patterns are changing,

The new cluster of development in the East 50s is moving the corporate center of gravity nonhward from Grand Central Terminal. Park Avenue remains the most prestigious business address, hut the chic style of Fifth and Madison Avenues in the mid-50s, reflecting the increasingly international fla-vor of the city less oriented toward ties to suburban bedroom communities, is the new focus of New

West midtown is benefiting from the city's new midtown zoning that seeks to divert development pressure from the east side and the fact that several major new projects under way are bound to improve the area. These are: the new Lincoln West development. with 4,300 apartments on the railroad yards near the Hudson River south of Lincoln Center and just to the north of west midtown; the new convention center on the Hudson River at 34th Street; and the new hotel on Times Square designed hy John Portman, the At-

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In addition, the most important project of the future is the rede-velopment of West 42d Street between Eighth Avenue and Broadway. The project has been approved after years of controversy. A resolution of the drawn-out controversy over the immense West-way project to rebuild the West Side highway and create new parks and land for housing along the Hudson River waterfront is also likely in the not-too-distant future Some environmentalists and community groups have opposed the project and argued that the federal funding for it be allocated for improving the city's mass-transit system rather than its major peripher-

The high rent levels of midtown have spurred an upgrading of many loft properties in the midtown south area as well as encouraging "back-office" projects even further south. The continuing improvement, largely through resi-dential conversion, of the valley between lower Manhattan and midtown has created many new alternatives for professional and service companies and creative organ-izations unable to afford the high-

er rents of conventional offices. This shift is likely to increase as lower Manhattan's two major projects, Battery Park City and the South Street Seaport, significantly begin to alter the character of downtown into an area that people will wantto visit and to live in rather than only to work. In advance of the seaport's expansion as a tourist and retail center, several new medium-size huildings are un-der construction nearby along Water Street. Water Street, along with Third Avenue, have become the city's most diverse boulevards in terms of new architecture. By their waterfront orientations and connections to the non-grid street patwill reinforce the far livelier architectural ambience of lower Manhattan compared to midtown's

grid and traffic. The redevelopment project for West 42d Street between Broadway and Eighth Avenue has been approved, but the designated developer of an apparel mart compo-nent recently dropped out. The project, whose master design by Cooper Eckstut Associates was created and approved in a remarkably short period by New York City standards, calls for a complex mix of preserving many of the ex-isting theaters while building several new office towers within very rigid design guidelines and height and setback requirements. The guidelines recall Art Deco massing

and permit little architectural freedom. The same firm produced the revised design guidelines for Bat-tery Park City with similar nostalgic motifs that also precluded the creation of towers as tall as many being erected in cities across the country and even one in a Houston suburh.

The bias of these design guide-lines, as well as the city's new midtown zoning in favor of mid-rise rather than high-rise buildings, results largely from strong campaigns by much of the city's design establishment, such as members of the Municipal Art Society. Their perception is that New York was too congested, despite a loss of almost 825,000 people in the last decade, and that tall buildings were the culprits.

In the process, little attention has been given to the fact that much of the perception of crowding stems not from looming tall buildings, which are far less ominous in the city's close and cozy streets than in more spacious envi-ronments, but from the explosion

of peddling activity on the streets, suburban buses that park on the avenues rather than use the bus terminal, and the continuing prob-lems of too many private automobiles and congested and dirty sub-

Surprisingly, discussion also has ignored the fact that high-rise buildings are the predominant characteristic of New York, which originally made it different and distinctive from other cities. Now, the rest of the world has begun to catch up and encourage spectacu-

For many visitors and residents. the peddlers' flaunting of laws that prohibit their activities in most areas, such as Park, Fifth and Madison avenues, has made a mockery of law-enforcement and planning in the city.

The latest report on 150 prime

midtown office buildings by the Edward S. Gordon Company, a leading real estate sales and leasing company, indicated that "the sup-ply and demand of prime office space in midtown Manhartan continues to be in equilibrium. The average asking rental rate declared, "declined from \$41.73 in the second quarter to \$40.28 per square foot in the current quarter, a decline of \$1.45 per square foot, or 3.5 percent. In the 12 months ending September 1982, the asking rate increased \$1.64 a square foot, or 4.2 percept. The total vacant square footage in midtown decreased 225,000 from the last quarter resulting in a current vacancy rate of 4.42 percent. The narrow range of fluctuation in the vacancy rate of 4.1 to 4.5 percent over the past year further emphasizes the stability of the midtown market." A square foot equals 0.3048 square

The report noted that the average asking rent, excluding build-ings under construction, for existing buildings on Park Avenue was \$48.24 with a range of \$31 to \$75. on Fifth Avenue it was \$43.65 with a range of \$25 to \$65, on the Avenue of the Americas it was \$40.16 with a range of \$28 to \$50, on Madison Avenue il was \$35,25 with a range of \$30 to \$45, on Lexington Avenue it was \$35.03 witha range of \$26 to \$39 and on Third Avenue it was \$32.98 with a range of \$28 to \$41.

The asking rentals have been very stable since April 1981 after climbing steeply from \$11.69 in November 1977. The Gordon report concluded that "any upturn in the national economy could increase leasing activity, causing a tightening of the supply of prime office space."

Downtown, the Gordon company reported that its survey of 85 prime office buildings indicated that the overall vacancy increased in the third quarter from 2.6 per-cent to 3.5 percent, but that the market remained "relatively stable" with the average asking price per square foot increasing from \$28,32 to \$30.08, a 6.2-percent increase "caused by some large blocks of higher price space coming on the market.

Simon Milde of the New York . office of Jones Lang Wootton con-curred with his analysis of the mid-town market, finding that mid-town vacancies had climbed from 2.04 percent in December to 3.79 percent in the third quarter of this year "due to 4.75 million square feet of new construction." He noted that "another 4.3 million will come on stream in 1983 of which 50 percent is pre-leased and midtown absorbs 3.5 to 4 million square feet annually." He noted that rents were stable, with some? dropping off 5 to 10 percent.

Jerry I. Speyer of Tishman &
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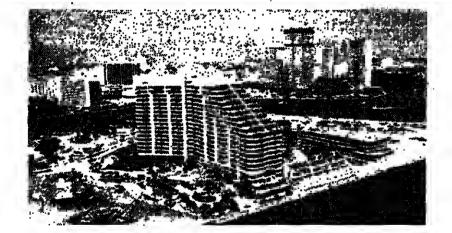
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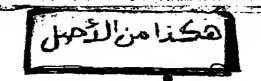
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HICAGO — In September, the cover of Nation's Business magazine showed a family of four looking at a large color photograph of a bit-level house in a gilded frame in a museum-like setting with the aption "Housing Era Ends."

That era, described by some as a Golden Age, was the decade of the 270s when housing production averaged about two million starts a year, bout twice the average of the previous decade and almost twice the mail rate forecast for 1982.

Production, however, is only one measure of the changing housing expectives and the worst U.S. housing recession since World War II. Production, nower U.S. housing recession since world was an expectives and the worst U.S. housing recession since world was a expective and the worst U.S. housing recession since world was a superior of the worst U.S. h

ne amount of home-ownership.

The article in Nation's Business noted that average single-family house zes had decreased from 1,655 square feet (150 square meters) in 1978 to 550 in 1981 and forecast that they would decline to less than 1,200 by 1985. At the same time, it observed that whereas only 12 percent of the same built-in 1978 had fewer than three bedrooms, this figure had limited to 21 percent in 1981. In the last year or so, according to the limited at 21 percent of Homes builters, the number of homes with full or () artial basements declined as did those with garages or carports and four

Some developers are counting on a quick reversal of the long trend of long consumer expectations. In the San Francisco Bay area, mini-conforminium houses of about 450 square feet are being marketed and one roject recently completed in San Pablo, California, by Jerry Feagley with a grant from the U.S. Department of Housing and Urban Developthe grant from the U.S. Department of Housing and Orom Develop-tion of the grant from the U.S. Department of Housing and Orom Develop-bent emphasized a do-it-yourself approach. This new project offers, for bout \$60,000, a 700-square-foot home that the developer maintains hold be doubled in size at the rear of the lot for between \$10,000 and Recessification such relatively extreme 15,000 if the owner does all the work himself. The project will also offer we story houses with a finished ground floor hut only a roughed-in shell

But such relatively extreme departures from recent convention in milding size and finishing as these do not begin to tackle the greater outing problems of costs, not only of inflated land, labor and material bets, but of financing. The long-term, fixed-rate mortgage at rates below instain will be "permanently relegated to history in the 1980s," according to George Sternlieb, James W. Hughes and Connie O. Hughes, autors of "Demographic Trends of Economic Reality," just published by the Center for Urban Policy Research at Rutgers University in New nunswick, New Jersey.

According to the U.S. League of Savings Associations, the number of and the second rst-time buyers with conventional mortgages declined from 36 percent is 1977 to 13.5 percent in 1981 when half of all conventional mortgages ere either renegotiable, as opposed to fixed-rate, or some form of ad-

The bewildering and volatile array of financial arrangements has not nly the consumer but the lender and the developer confused. The American dream of a modest, but comfortable, private detached house has ecome a virtually unattainable quest for most people wanting to ac-uire their first home and increasingly many Americans are finding

aire their first home and increasingly many Americans are mining semiselves in a two-tier society of those who have already entered the ome-ownership cycle and those who might never.

Both tiers are hurting. In September, the Mortgage Bankers Association of America estimated that 140,000 American homes were in forecloon of America estimated that 140,000 remember hours, the U.S. ensus Bureau reported that for the first time since it started recording the rate of homeownership in the United States is decreasing. In 1940, 3.6 percent of American householders were homeowners. In 1980, this sumber had climbed to 64.4 percent, but the bureau reported that it has ince fallen to 63.6 percent as more new householders choose or are

In an article in the September issue of Across the Board, the Confer-nce Board magazine, Mr. Sternlieb and Mr. Hughes argued that the evolution in the country's banking and capital markets was costing ousing its favored financing status and that the country was "in the process of dismantling the very apparatus that has woven together our ocial and political fabric since the Great Depression... [and] moved the imprime from a land of renters to one of owners." That apparatus, they maintained, was "the social compact of the potential of home ownership" that had permitted the United States to be one of the few countries. n which the rich are not hated - "they may be envied, but are not lifehreatened."

In August, the Urban Land Institute, the Washington-based organizaion concerned with real estate development, issued a "statement of conern about the housing situation" that decried the "disastrous situation of high real and nominal interest rates over an unprecendented period of

The basic problem, it declared, is that too few households can afford the passe problem, it decisary to purchase either new or existing to make the payments necessary to purchase either new or existing homes because of interest rates. In 1975, the median priced new house old for \$40,000 and could be purchased with 20 percent down at 8 monthly mortgage payments of \$247. By percent interest, resulting in monthly mortgage payments of \$247. By

1982, the institute said, median priced new houses had gone up to \$70,000, hut interest rates had soared to 16.5 percent. As a result, it concluded, the same buyer would have monthly mortgage payments of

Furthermore, it pointed out that "the real hurden of the 1975 buyer's mortgage payments was reduced over time because inflation rapidly raised both household incomes and home prices, but left mortgage pay-ments unchanged. But now lower inflation will increase both household

ments unchanged. But now lower inflation will increase both household incomes and home prices less rapidly, keeping the much greater real burden of moriginge payments from falling as fast over time."

Noting that sales of existing single-family homes have dropped about 50 percent from the 1978 level, the institute reported unemployment in the homehulding industry of more than 20 percent and widespread bankrupticies among supply firms. The institute urged the creation of a short-term, below market financing program for first-time homebuyers and households formed to move for job related reasons: the easing of and households forced to move for joh related reasons; the easing of pension fund rules to encourage investment in housing; the changing of tax laws to allow the establishment of tax-exempt savings accounts for nonhomeowners who would use such funds to huy a home; the liberal-ization of restrictions on the use of state and local tax-exempt revenue bonds for financing home purchases and an increased emphasis on dere-

gulation at federal, state and local levels to reduce housing costs.

The immediacy with which such proposals are attacked may be fueled by the nation's changing demography, which is, if anything, increasing demand for housing, and the recent decline in interest rates has only slightly eased the housing recession. While the annual increment growth rate for the United States' population has fallen from 1.73 percent in 1970-1971 to 0.86 percent in 1979-1980, the number of households is increasing as the average household size has decreased from 3.37 persons in 1950 to 2.75 persons in 1980. New households were formed at a rate of 1.7 million a year during the 1970s, against a 1.06 million annual average in the 1960s. The National Association of Home Builders estimates that the average will be almost 1.8 million during the 1980's.

The Joint Center for Urban Studies of the Massachusetts Institute of Technology.

Technology and Harvard University has estimated that from 1975 to 1990 the traditional one-worker, husband-wife household will decline as a percentage of all households from 25 percent to 14 percent. In 1960, it

As people live longer and have fewer children, Mr. Sternlieb noted, the aged dependency ratio is climbing upward, while the child dependency ratio has declined sharply. He said, "With the new age structure and household patterns, at least part of the rationale for suburbia is re-

The nation's problems are compounded, Mr. Sternlieb asserted, by demographic changes. "Suhurhan flight has given way to regional shift" that leaves "fractured landscapes" in the vacated areas that are "not easily scaled down nor abrogated without adding impetus to the very process of decline" and which, on the other hand, impose new economic strains to create in the areas of relocation. The South and West represented 55.8 percent of U.S. population growth in the 1950s, he said, 61 percent in the 1960s and 89.9 percent in the 1970s.

"The mythology of a leisure society is giving way to the reality of an adult work society," he said, citing the fact that while the working-age ulation of the United States increased by 55.9 percent from 1950 to 1980, the labor force increased by 68,3 percent because of the expansion of female labor force 142.4 percent over the past 30 years to 51.6 percent in 1980. More than three out of five married women with school-age children now work, he said. While average weekly earnings have increased by 343.6 percent in the past 30 years, median family incomes have soared by 533.4 percent.

Mr. Sternlieh cautioned, "At the very least, going it alone may be

economically hazardous," and there is a major economic gap between single-person households and multiple worker households. The remarkable rise in real estate values in recent years reflected what he termed "a post-shelter mentality" in which a home became a much more important refuge from inflation than from the elements, "with housing speculation assuming the role of a middle class collectible."

The median price of new homes in July, 1982, was \$73,600, up 5.9 ercent over 1981, In 1972, the figure was \$27,600. According to the National Association of Realtors, the existing home median price in July was \$69,200, with a high of \$100,300 in the West, against \$55,300 in the North Central area, \$69,900 in the South and \$64,000 in the Northeast.

Last year, the top areas in housing starts were Houston with 44,300; Dallas, 29,800; Phoenix, 22,907; Los Angeles-Long Beach, 21,768; Atlanta, 18,480; Tampa-St. Petersburg, 17,550; West Palm Beach, 17,251; Washington, D.C., 15,820; Miami, 15,806; Denver, 14,314; Seattle, 13,190; Riverside-San Bernandino, California, 13,141; and New York,

There has been some recent general improvement. In September, : 14.4-percent increase in housing starts was reported, which was largely due to a 29.7 percent jump in starts of apartment buildings resulting from the government's decision to speed authorization of some federal subsidies under the Section 8 program. But federal housing subsidies are not in favor in the current administration, which prefers a voucher program to help tenants meet their housing costs and is for the phasing out of new construction subsidies

Nevertheless, the recent substantial decline in interest rates has seen an improvement in the housing market. Federally guaranteed mortgages in October were about 12.5 percent, against a peak of more than 17 percent last year. Experts were predicting an upturn in sales and produc-

percent last year. Expense quick or strong.

tion, but not one that was quick or strong.

Citicorp Real Estate Inc. reported in November that, ending a twoyear freeze, a very limited amount of mortgage money is becoming available for new apartment projects, but the lenders will only consider outstanding projects in a selected few Sun Belt markets, capable of eventual conversion to condominiums.

The recovery, according to the National Association of Home Builders, should be strongest in the South and West and in states with large defense or high technology industries, such as Connecticut and Massachusetts, and will remain flat in the North Central states. Existing home sales are about 25 percent behind last year and a recent Supreme Court ruling that Federal insututions may enforce due-on-sale clauses will negatively affect many markets by not permitting the existing financing to be assumed by the new owner.

According to U.S. Housing Markets, a quarterly reported published by the Advance Mortgage Corporation in Detroit, the housing market in the Umted States in the first half of 1982 was "the most skewed in history." While the U.S. housing market is having its worst year since World War II. Texas is enjoying its best ever, the report found, as a fifth of all permits in the country in the first half were issued in Texas, with Houston alone accounting for 9 percent of the country's total.

The strong markets in Texas, Atlanta, Orlando and Oklahoma City ere not expected to get stronger in the second half of the year, regardless of declining interest rates, as they are also heginning to feel a slowdown in joh growth. The report predicted that recovery in the housing market will be slow and "will follow rather than lead recovery from the recession." It forecast that there will be I million starts for the year based on the second half of the year being 20 percent better than the first

Of the 400,000 multifamily housing starts for the year, it estimated that they would be divided evenly between condominiums, unsubsidized rentals and subsidized units. Mobile homes would be the only strong ousing sector with shipments up about five percent from last year to

Robert J. Mylod, president of Advance Mortgage, suggested, "The inventory of unsold new homes is even larger than the national data can convey. At current sales rates, it may be as high as 114 years in singlefamily and close to two years in condos. Since 1980, there has been a high cancellation rate among home buyers - buyers can't qualify or they can't sell their old home. It appears to average about 20 percent nationwide and approaches 40 percent in some markets."

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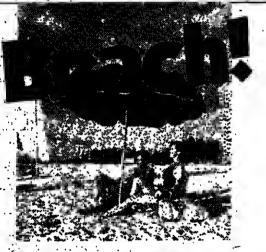
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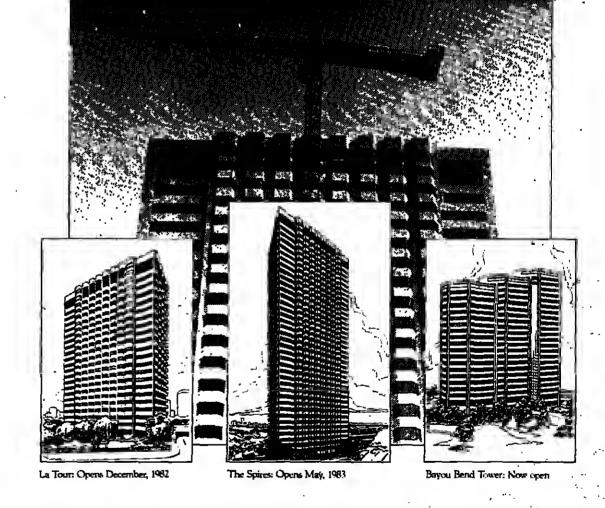
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NORTH AMERICAN REAL ESTATE

Canadians, Facing a Downtrend at Home, Venture Into U.S.

times, reflected by the fact that in September its seasonally adjusted unemployment rate rose to 12.2 percent, the highest since the 1930s.

With a national deficit approaching \$20 billion, an unsettled internal political climate, and restrictive, nationalist investment policies, Canada's shon-term prospects for a strong recovery are by no means cer-

Canada's real estate prospects, however, are not as hleak, except in its boom towns of Calgary and Edmonton, because its major developers had concentrated more on projects in the United States than at home. This is not to say that the Canadian development community is in good shape, but merely that its older major markets are not too seriously overhuilt. With the exception of Montreal, where language requirements have shunted new development to less contentious climes, such as Toronto, the major cities

Toronto, for example, completed six million square feet (540,000 square meters) of office space last year. and is widely regarded as the best planned city on the North American continent and one of the world's most attractive 20th-century urban showcases. Its primary assets include an excellent subway, a vast underground concourse system, suburban growth clustered about transit nodes, a system of design review of new construction, and its cleanliness, as well as six world-class architectural attractions: the 1,815foot-high (54.45 meters) CN Tower; Ontario Place, its futuristic waterfront recreational, cultural and educanon facility; the glittering new Royal Bank of Toron-to Building designed by Boris Zarasca; the modern

TORONTO — After outperforming the United States in growth of real gross national product in the first half of the 1970s, Canada has fallen on hard the first half of the 1970s, Canada has fallen on hard the first half of the 1970s, Canada has fallen on hard the first half of the 1970s, Canada has fallen on hard the first half of the 1970s, Canada has fallen on hard the first half are flective glass, convex, circulture of the control of the 1970s. cular structure designed by Arthur Erickson. Erickson also designed the new law court center in Vancouver. a three-block-long complex of cascading stairs, pools,

waterfalls, skylights and structural bravura.

In the last decade, Canadian developers rose to continent-wide prominence as the most active, aggressive and audacious builders. Their emergence as not only major economic forces in Canada hut even more so in the United States was fueled primarily by the steep rise in land values in western Canada related to oil discoveries and by the developers' willingness to back their individual projects with their full faith and credit, thus becoming the recipient of enormous fi-nancing by Canadian banks. U.S. developers, on the other hand, have traditionally formed separate com-panies for each project to limit their overall exposure. Ira Gluskin, a security analyst with Brown Baldwin Nisker Ltd., in Toronto, observed that some Canadian developers "are beginning to see that it's nice to adopt the American practice, just as American lenders are beginning to want to adopt the Canadian practice." The Canadian developers' "invasion" of the United States reflected in part a saturation of their local markets at the time and the fact that they entered the U.S. market during a recession when they were strong and their U.S. counterparts were weak. Mr. Gluskin said, "The problem was that the Canadians kept on expanding, as did everyone else, and they dissipated some of their strength by also overborrow-

ing too much on a short-term basis." The only public Canadian real estate companies according to Mr. Gluskin, that "are unequivocably viable because of their very significant levels of rental incomes, although they all have problems, are Cadillac Fairview, Trizec Corp. Ltd., Bramalea and Campeau." The other companies, Daon Development Corporation of Vancouver, Nu-West Group Ltd., of Calgary, Carma Ltd., and Genstar, were considered unviable three months ago, he said. "Today some specialists feel they can come back and they have recently improved on the stock market because of the general view that lower interest rates will help housing. All of these companies are very heavily land- and housing-related with a high degree of short-term debt."
Daon, whose assets quadrupled in four years to about \$2.3 billion in 1981, at one point was carrying an

estimated \$750,000 a day in interest charges. Some of the largest companies are private, such as Olympia & York Ltd., which has concentrated on commercial development, and the Oxford Develop-ment Company, which went private three years ago and has a mixed portfolio.

Earlier this year, Cadillac Fairview decided to reorganize its portfolio and is in the process of selling off its substantial residential inventory and moving from a real estate conglomerate of about \$3.2 billion worth to an exceedingly strong position as a commercial developer with assets of about \$1,3 billion in new, prime properties. Michael V. Prentiss, president of Cadillac Fairview Urban Properties, the U.S. subsidiary, noted that 48 million square feet of the Canadian company's 53.7 million square feet of finished space and space under construction is leased, and maintained that the Canadian company's foreseeable future is in the United States.

The land companies are in the process of tremendous asset reductions and some of the others, like Cadillac Fairview, are not initiating anything new,

Mr. Gluskin noted. Canadian banks, he added, "are a lot sharper and more meticulous now."

While Trizec, the largest Canadian developer, which several years ago acquired Ernest W. Hahit's shopping center company in the United States, was atypical in its financing approach and was similar to U.S. developers, the others may be changing. While'st has not been disclosed, it is probable. Mr. Ghukin maintained, that Bramalea's new joint venture with a development arm of the Prudential Life Insurance Company of a new 70-story tower in Dallas will be financed the U.S. way, that is, on an individual basis.

Calgary and Edmonton are boom towns that have been "way overbuilt with a lot still coming on stream," Mr. Gluskin said. He said that the best market of all is Ottawa, because there has been a lack of

Mr. Gluskin added, "While housing is recovering at the bottom end quite smartly, especially in Toronto, land is still very slow, as is industrial activity." In Toronto, a major new convention center is being developed at the base of the CN Tower, and the nearby railroad yards are being planned now for n major, long-range, mixed-use redevelopment by the CN fail-

In Vancouver, the air rights over the Canadian Phcific railroad yards will be developed as the Marathon Waterfront Center, and while there has been a slow-down of new plans, the exposition in 1986 marking the city's centennial is expected to improve the market significantly. In conjunction with the fair, the bity is building a new 60,000-seat domed statum, a new convention center, a light rapid transit system and is hosting a major transportation fair, whose site, known as BC Place, will subsequently be a major

New York Office Market Weathers Recession

(Continued from Page 10S) completed the slant-based, red granite Continental Illinois Tower at 520 Madison Avenue, said that "the trend is for more rehabilitation because it is cheaper and quicker." He was involved in the recent renovation of the large off-ice building at 11 West 42d Street on Bryant Park, which installed its

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market.

own energy facility. Mr. Speyer also is installing an energy facility on his newest project, a 900,000-square foot 18-story office tower at 375 Hudson Street in the South West Village. That building also will have its own computer record storage facility for tenants and a satellite communications disk. He said that rents for the Hudson Street building will be considera-bly lower than in midtown and attractive to "back-office" and pri-

> Edward J. Minskoff, executive vice president of Olympia & York, the Toronto-hased developer that has become one of the city's largest owners of office space and the developer of the World Financial Center at Battery Park City, said that he estimated that the city has an annual absortion rate of 2 percent to 21/2 percent of its inventory. According to a new report by Robert Lindsay, the director of the Re-search Center of the Real Estate Institute at New York University. the city contained almost 286 million square feet of office space at

Mr. Minskoff, who said that New York - but is exploring alternatives such as refinencing to expected to open offices and said that the World Financial Center,

the end of 1981. Some reports have estimated that the United States

has about 5 billion square feet of

schedule." & Sons, n leasing and sales comparent market as "rational." He said

space users do not make commitments long before occupancy of a building." At the same time, he added, large users, who had been hestitant and uncertain about the market, recently have begun to make major lease commitments which will be "a major lift to the

The New York suburbs are holding steady and the city's high rents have not stimulated a mass exodus of companies, but a "drift," according to William Mack of the Mack Company of Rochelle Park, one of the largest and most active developers in New Jersey. Mr. Mack, who is planning a 10-story office huilding in Wood-bridge, New Jersey, said that Con-necticut has lost some of its tremendous price and rent premium in the region, and Long Island, be-cause of its high tech and aerospace orientation rather than industrial base, is doing well, even with a lot of new space coming along. Westchester, he continued, was not too singgish, although parts of Bergen County in New Jersey were and the Princeton area was "questionable." considering how much space is planned for it. G. Thomas Dadakis of Dadakis

Olympia & York was not planning & Company in Greenwich, Conto sell any of its New York properness—as reported and rumored in quality office space available for immediate occupancy in Fairfield County in lower Connecticut has take advantage of their great appreciation in recent years, was optimistic for the city's future. He noted that many more banks are million square feet each year for 1978-1980," he said in November, "only approximately 200,000 at which the American Express square feet has been leased since Company recently signed a \$2-billion lease, is "proceeding ahead of In a new report, the Regional

Plan Association, a non-profit or-Jerry I. Cohen of Wm. A. White ganization in New York, projected that the New York region from ny in New York, described the cur- Trenton, New Jersey, to New Haven. Connecticut, would enjoy susthat a slower pace of leasing in tained growth in employment and many of the new midtown huild-total output over the 1980s and ings with relatively small floor size that the recent decline in population would turn around before

By then, it continued total employment in the region will climb from 8.9 to 9.8 million with most of the new jobs requiring white-collar skills and most of the increased employment occuring among women and minorities. Population, it said, which stood at 19.2 million in 1980 after declining for the first time in history from 19.75 million in 1970, will resume growth to nearly 20 million by 1990, although the region's growth will be at a slower rate than the

Minorities, it predicted, will increase from 28 to 38 percent of the region's population by 1990 and the mid-Hudson area, north of New York City, will grow the fast-est, at 7 percent, while New Jersey will gain the most population, 400,000. Long Island and Connect-icut, it added, will increase by less than 100,000 persons, and New York City, down by 825,000 since

(Continued from Page 9S) for the Sainsbury Center in England and the Hong Kong and Shanghai Banking Corporation in Hong Kong have placed him in the vanguard of 'architectural innovators. In a recent magazine article he argued that design emphasis today should concentrate on contemporary context and the development of a richer vocabulary with which "to form a true vernacular of the day.

In his submission, Mr. Jahn lacity" so that "in a positive way" the company "can be innovative, new, exciting, dynamic and full of surprise and fantasy." His design called for lifting an octagonal building off the plaza and, in corkscrew Iashion, making its floor sizes gradually smaller toward the top by using diagonally laced, erector-set-like girders on

To a certain degree, such a posi-tive approach reflects a growing perception among many architects that projects should not merely be sensitive to their environment but also expressive and evocative, regardless of whether their style is modern or historical.

In his new book, "Architecture as Theme," published by Rizzoli, German archiect Oswald Mathias Ungers writes that "the need for a thematisation of architecture means nothing if not moving away from the blind alley of pure func-tionalism or, at the other end of the spectrum, from stylistic aberrations and a return to the essential content of architectural language."

"Just as scientific research would soon begin to dry up without identification of hypotheses," he wrote, "a purely empirical ar-chitecture, that is to say, an archi-

Design: Local Firms Getting Contracts tecture without fantasy and ideas. descends into the extreme banality of purely funcional adaptation."

New York Museum of Modern Art tower, under construction."

There is certainly little tentativeness in the recent designs of Arquitectonica. Its design for the 41-story Palace condominium project in Miami for Harry B. Helmsley perpendicularly "collides" a low redstucco wing, with a protruding stairwell enclosed in reflective glass, with a high, slick aluminum-elad slab with a protruding stairwell enclosed in reflective glass. Like Charles Moore's Piazza d'Italie project in New Orleans, the Palace complex is enthralling in any context because of its originality and conceit

"After Modern Architecture," also just published by Rizzoli, whose expanding and indispensable catalog on architecture is widely introducing many of Eu-rope's and Japan's leading archi-tects to American audiences, Italian architect Paolo Portoghese writes that "the post-modern world heralds the collapse and the unfeasibility of the grand, centralized systems with which one once

attempted to explain everything." He observed that "the contemporary American panorama is ex-tremely open and promising, and the orientation of the younger gen-eration is increasingly distant from the tired professional re-elabora-tions of the International Style and from the mystery of technology foris own sake."

Only recently have some leading foreign architects begun to get American projects. Arata Isozaki is designing a Museum of Contem-porary Art in Los Angeles, Renzo Piano is designing a museum for the De Menil family in Houston and James Stirling is doing a building for the Fogg Museum.

Apart from high-rise develop-ments, true architectural adventurism has been pioneered in the last decade much more so by Japanese architects, such as Minoru Takeyama and Takeformi Aida, than their American counterparts. Europeans Mario Botta and Aldo Van Eyck, meanwhile, have demonstrated a greater sensitivity to social con-

Furthermore, as Deborah Berke notes in her introduction to "Rob pp. 1911 Krier: Urban Projects, 1968-1982," the present period is one "when such pressing social issues as bousing and the provision of a decent standard of living for all are not of primary concern to the ma-jority of architects."

Citing Rob Krier as an "un-daunted" exception, she wrote that architecture today "is at best a product of an intra-professional discourse, often largely concerned with the 'essential' language of ar-chitecture." Mr. Krier has argued that "there is no reason why build: ing types used by extinct dynastics design their residences and show their material wealth should not serve as a model for housing today." Two of the most impressive developments of any type inthe world today, both designed by Ricardo Bofill and Taller de Ar-quitectura in Barcelona, do exactly that. They are the Palace of Ahraxas in Marne-la-Vallée and the Arcades du Lac in_St. Quentin-en-Yvelines, both in France.

SITE, the New York-based design group whose "disintegrating,"
"pull-apart," "split-by-a-forest"
buildings for Best Products Company and other commercial clients have consistently raised more fun-damental questions about the na-(Continued on Following Page)

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NORTH AMERICAN REAL ESTATE Notatility of Rates Likely to Temper New York Market Swing Some small projects have

TEW YORK — The recession, high interest rates and the reason of new and the expansion old residential enclaves have the reason which was to a lesser degree than might have a few years ago be-tie city became a refuge for ight capital from obroad and resi-mial real estate became an in-iment bandwagon.

The softening in prices from then frenzied speculation acceler-fed a long-overdue reassessment i residential values in New York as not been a broad collapse. The emand for housing units has not dured as much as the their afforibility and the difficult justifica-in of sacrificing high yields from ther kinds of investment.

As interest rates now are subsidis residential values are expected a many experts to firm up and sues, however, is likely to temper farp swings in the market, but bould rates stay in the single-digit ategory for a while, many experts elieve that the upward spiral of inality housing will continue.

Although one large mixed-use koject not yet in construction, tiver Walk, along the East River, ecently has encountered difficules, others such as Battery Park Ity and Lincoln West are begin-ing to move ahead with several housand new housing units after lears of controversy. And, after a iciay of seven years, New York state is going ahead with its plan or the second phase of residential levelopments, including about 1,000 units on Roosevelt Island in

he Fast River. The housing outlook for the ity's less than well-to-do, howevr, remains bleak, especially as nost U.S. government subsidies or new construction are ending. These substantial additions will carcely quell the demand for and middle-income nousing in the city, even though the city's population declined by nore than three-quarters of a milthe widespread upgrading and "boutiquing" of many areas, Manhartan's population is more affluent than it has been for a centu-

In recent years, the value of a decent New York City residence, either rental or tenant-owned, apartment or house, has soared dramatically.
The fall 1982 survey conducted

by Douglas Elliman of Gibbons & lves of about 200 luxury coopera-tive apartment buildings in Manby Douglas Elliman of Gibbons & cooperative association in which lives of about 200 luxury cooperative apartment buildings in Manhatan, including about 13,300 charges for common areas and the apartments mostly on the Upper East Side, indicated that for the year that ended in August, the average equity selling price per room was \$78,123.20 as compared with 1866,739.51 the previous year and \$43,989.99 the year before.

In the year that ended in August 1977, the figure was \$12,679.54.

The Douglas Elliman Index, as it is known, showed a peak of they have purchased shares and to they have purchased shares and the polygon areas. In a condominum apartment building, residents directly own their own cover the maintenance of common areas. The condominiums, therefore, generally are more expensive to purchase and they have purchased shares and the partment building, residents directly own their own cover the maintenance of common areas. The condominiums, therefore, generally are more expensive to purchase and they have purchased shares and the partment building, residents directly own their own cover the maintenance of common areas. The condominium they have purchased shares and the pullding situation, in a condominium apartment building, residents directly own their own cover the maintenance of common areas. The condominium apartment building situation apartment building sit

it is known, showed a peak of \$93,261.65 per room in October 1981 and the average in August 1982 had actually fallen to \$64,710.72.

But while the average 12-month figure was higher in the last year, dollar volume of sales was off by about 10 percent and the number of apartments sold was off by about 20 percent in comparison to the year ending in August 1981, and by more than 50 percent com-pared with the average year beween 1976 and 1978.

The report noted that the average apartment sale price in its survey was \$429,000 last year and \$418,000 during the first six months of 1982, but fell during the second quarter of this year to \$393,000. It maintained, nevertheless, that there "exists considerable pent-up demand," adding that, considering the tremendous increase in values in just a few years, one can readily understand that these prices are due for some ad-

less favorable amenities."

Cooperatives, however, are only part of the picture as most new luxury residential construction has been condominium. In a cooperative apartment building, residents lease their dwelling units from a cooperative association in which

to purchase and less expensive to maintain than a cooperative. In addition, the condominium owner is not as restricted as a cooperative owner and need not seek approval of potential buyers from the board of the association in charge of the

Barbara Corcoran, the president The Corcoran Group, a residential sales organization, noted that "in 1978; there were less than a dozen condominium buildings in Manhattan; today that number has increased to over 70." At the top end of the market,

she noted that condominium prices, on a per square font basis, were stable, "whereas co-op prices fluc-tuate greatly depending on size— with the highest premium being paid for the larger co-op apart-ment." She reported that one-two- and three-bedroom condominiums in "super luxury buildings in the most desirable locations" have an average sale price of \$420 per square foot, "whereas co-ops cost \$250, \$390 and \$470

per foot, respectively."
In the first half of the year, she instment."

said, only 7 percent of all purchases and the question of consumer affordability led some major debase," it continued, "that apartments in prime locations with fea- 17.5 percent off the asking price and post-pone or abandon new residential

and were able to negotiate more than 10 percent off the original asking price. The report found that "only 10 percent of the successful sales in Manhattan during the first half of this year were to foreign-

In the first half of this year, the report stated, average apartment rentals rose by 17 percent, while average co-op maintenance costs increased by only 4 percent. It estimates mated that average rental costs had climbed from \$525 a month for a 4½-room luxury apartment in 1973 to \$2,400 in June of this year.

Terence Tener, vice president in charge of the Manhattan office of Joseph J. Blake & Associates, real estate apppraisers, said that rental housing may be due for something of a renaissance. His firm made a of a remassance, his turn made a market study for the new, tall, wedge-shaped River Tower rental project built by Harry Macklowe at 420 East 54th Street.

"Co-op and condominium owners who recently bought into the luxury market," Mr. Tener de-clared, "are typically paying be-tween \$4,000 and \$5,000 a month for four-and-a-half room units and that is net cost, after taking tax benefits into account. But apartments in buildings offering the same level of luxury and services can profitably rent at prices well below those figures."

Residential conversion projects continued to be popular in most parts of Manhattan, offering generally more space and architectural distinction than virtually all new construction. But most such projects have been aided by a tax incentive program known as J-51 whose success in encouraging new conversions recently has touched off a backlash against it among some community groups, thereby threatening the programs continu

The high costs of construction and the question of consumer af-

construction plans. There has been no activity for several months on two prime, cleared sites on Madi-son Avenue in the low 80s, and two spectacular "needle" towers have not gone forward in the 50s and their small sites have since

been significantly downzoned.

Until recently, New York had few highly respectable neighborhoods whereas cities like London have virtually a score or more. Now, however, there is much more choice in location in New York as well as in the variety of housing accommodations.

Rose Associates, a major developer in New York, Boston and Washington, has just completed, for example, a very attractive en-largement of a small apartment house at 40 East 61st Street, a rather massive new high-rise commanding spectacular views up Fifth Avenue, down Broadway and over Madison Square Park in the heart of the city's most active emerging area of conversions, and an impressive conversion of a for-mer office building on West Broadway in SoHo. The SoHo project contains one of the city's most spectacular apartments with an enormous, circular, paneled and domed dining room with a stained-glass skylight. All three are

A survey by Lewis B. Kaye of L. B. Kaye Associates indicated that the highest investment sales activity in the first balf of 1982 in Manhattan was on the upper west side above 96th Street on Broadway, where William Zeckendorf Jr., is building a 35-story condominium project known as the Columbia on

a site that had been vacant for sev-The design quality of new residential construction in New York continues to be mixed, at best.

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Some small projects have been interesting experiments. Pan Am Equities, for example, recently completed a redevelopment of a carriage stable property that re-tained the old low-rise building at 116 West 32d Street and erected a tower behind it and over a five-sto-ry-high "anti-atrium" lobby, de-signed by Stephen B. Jacobs, in which the tower's supports create a cat's cradle environment of Pirane-

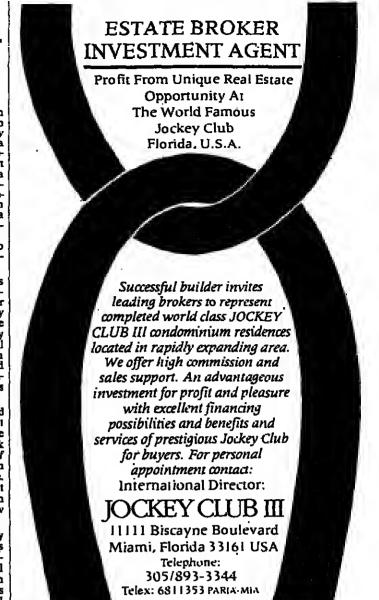
sian fantasy.

And some large projects also have been interesting, if not controversial

Tishman Speyer Properties is partly cantilevering, or "piggy-backing," a new mixed-use tower on a small site behind the 11-story office building at 500 Park Avenue on 59th Street. Many of the luxury condominium apartments will have fireplaces, an amenity that in recent years has been relegated only to penthouses in new con-struction because of requirements for separate flues.

The new, dark, many-cornered Trump Tower on Fifth Avenue at 56th Street is a vertical tour de force even if it does largely block the romantic, minaret silhouette of the Sherry-Netherlands Hotel in views up and down the avenue. The tower forms one vertical point of the "density triangle" on 56th Street, also comprised of the new AT&T and IBM towers.

The Charles H. Shaw Company of The DeMatteis Organizations are completing two handsome con-dominium projects: Carnegie Hill Tower on Madison Avenue at 94th Street, a high-rise project that was required to undertake some local preservation, and the Museum of Modern Art tower that looms over the museum's famous midtown



Irban Design: Local Firms Are Winning More Contracts

(Continued from Preceding Page) are of architecture than any other American designer over the last lecade, has written a book on its

atest controversial project.

"The High-Rise of Homes,"
published by Rizzoli, examines a
project that addresses the question of mass housing by advocating the building of multi-story frames oo which individuals can design their own single-family residences in any style they desire.

While coting post-modernism's concerns with contextualism and symbolism in its use of traditions and eclectic forms, Mr.-Jahn, writng in "New Chicago Architec-fure," published by Rizzoli, man-ained that "it fell into its own ofthodoxy as a narrow and often

naive approach devoid of the in-

clusiveness it proclaimed."

Conceding that post-modernism had expanded dialogues, Mr. Jahn still cautioned against "one-liners" and said that his work was "based the belief that the modern movement is not dead" and cited the possibility of "a oew synthesis, not of an abstract nature, not of a technological utopia, nor looking back to borrow from history, but as a recomposition of classical and modern elements of the building arts leading to a historical continuum based on conceptual relation-

"Such popular machine architecture," he maintained, "can pres-ent a genuine synthesis between modern architecture and popular modern architecture in the 1920's which conceived a machine archi-

tecture in advance of technology." Without a doubt, the most striking and spectacular building in the country is Murphy/Jahn's State of Illinois Center Building in Chicago, a complex, assymmetical structure of high visual energy and intrigue that boldly changes percep-tions about curtaio wall treatments, atriums, plazas and building configurations.

While the current intense dehates that are rampant in architec-tural and design circles are often obsessively obtase and academic, the result is that architecture design has become increasingly influ-ential in the arts.

No brief survey can ignore the

real estate acquisitions and new

culture, one which was denied to strong designs of a Richard Meier, whose oew High Museum in Atlanta promises to be an eloquent testimonial to pure, geometrically crisp and fascinating modernism, nor the poetic and original schemes of Emilio Ambasz, embodied in his design for the proposed new tower at the Museum of American Folk Art in New York. and Raul de Armas of the New York office of Skidmore Owings & Merrill for his "needle" designs for

> Important, too, are the sculptural shapes promoted by Der Scutt at the oew Trump Tower on Fifth Avenue, the many exotic designs of Stanley Tigerman in Chicago, and the emerging talents of younger architectural offices such as the Machado-Silvetti group and Batey & Mack.

oew apartment towers.

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Boom Leaves a New Generation of U.S. Cities

(Continued from Page 6S)

lay-awake" plans and that con-umers and developers have been ather reluctant to respond to the ower rates as vigorously as if a

isong recovery were perceived.

Many conservation and preseration organizations have exressed concern with Federal cutacks on energy and preservation John F. Eulich, the chairman of

he Vantage Companies of Dallas, and that it is a buyer's market and hat the next few years would be of consolidation," but that the econd half of the decade would be Lot better. John R. White, the harman of Landauer Associates, : byccast a weak and extended ecocomic recovery oext year and sousing starts of about 1.3 million mits, noting that the substantial indersupply of rental properties vill attract development interest.

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Mr. White also said there would be

George R. Peacock, senior vice president of the Equitable Life Assurance Society of America, said be disagreed with some pension funds "who think it is time to sell high and buy back low." "This is the time to acquire and sell a few years down the line," he said, adding that Equitable was now "restructuring its portfolin." tructuring its portfolio."

a "continued easing of land prices" and that foreign investment de-

James M. Truckess Jr., executive vice president of Merrill Lynch, Hubbard Inc., in New York, concurred: "It's cheaper to buy than build ... and it's a hell of a good time to buy." Mr. Truckess stimulated much interest among those attending the meeting by reporting that there appeared to be considerable general consumer interest in

real estate investments, a subject

also alluded to by Donald R. Knab, senior vice president of the Prudential Insurance Company, which recently acquired a major investment house, Bache & Co. Noting that some of the pension funds were "not as enthusiastic as we," Mr. Knab said, however, that Prudential was "still active" in its

> Developers have learned oot only how to give away part of their ership to lenders to get them to "participate" in their projects, but also to municipalities to cut their upfront costs and downside risks. And recently some companies, such as Rexmoor Properties and MCO Equities Inc., have been formed to exchange stock rather than eash for properties. Once the exchange has been appraised and made, the stocks are publicly

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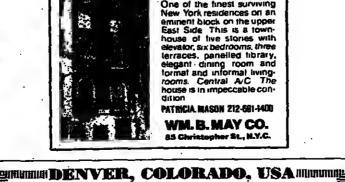
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Energy: Progress in Design

(Continued from Page 9S) foundations and are usually filled

in, has been successful. A similar plan for the slantbased Continental Illinois Building at 520 Madison Avenue was not installed, according to Jerry L. Speyer, partner of Tishman Speyer Properties, the building's developer, because it did oot appear to be cost-effective. Both plans were motivated by the high costs of "peak," electricity during the day and the substantially lower costs at night.

A great variety of innovative designs has begun to appear. Gunnar Birkerts & Associates of Birmingham, Michigan, for example, have designed one of the country's most attractive underground facilities, an addition to the law library at the University of Michigan The addition has three levels below ground that open onto a slant-wall. ree-story V-shaped trough directly beneath the great Gothic window of the main law library. The architects, who also designed an unusual office building for IBM in Detroit recently that reflected daylight from a curved stainless steel window sill onto the ceilings of office floors to reduce lighting loads, and a similar scheme at the Woodbranch Energy Plaza in Houston, claim that the underground library is about a third more efficient than above-ground

The 1.3-millioo-square-foot (117,000-square-meter) Tennessee Valley Authority office complex in Chattanooga that was designed to be a model of energy conservatioo include a planned groundwater that some day they will become thermal cycling system because a suitable aquifer could not be The World Financial Center at found and also abandoned a plan to use external mirrored louvers over an atrium.

Building, which opened a year ago, is one of the most efficient highrise towers in the United States. with an average annual consump-tion of about 54,000 British thermal units per square foot. The building was placed near an expressway to protect its solar access and the architects designed its pri-mary solar exposure to be can-tilevered a bit at each floor and to have a borizontal shade on the outside of the building in the form of a large tube that permits maximum penetration of winter sunlight into the offices to provide radiant heat and lower beating costs but which blocks out virtually all summer sunlight to reduce cooling needs.

An open floor plan was adopted in the offices to permit greater day-bight penetration and therefore

The reflective-glass building's facilities that required energy around the clock were placed in a low-rise portion of the complex so that the tower, a new landmark on the Atlanta skyline whose inverted staircase design has earned it the nickname "The Leaning Tower of Power," could be shut down at night to conserve energy. George

staircase design has earned it the a co-generation energy system similar to one at a recently rehabilitated office building at 11 West 42d Street, a project that Mr. Speyer night to conserve energy. George T. Heery chairman of Heery Inter-national Inc., the architects, said that the solar collection system, which went into operation in August, atop the curved base was oot is now under construction but its cost-effective unless money was designers recently decided out to available at 4 percent, but added

lower lighting costs.

Battery Park City in New York, which is being developed by Olym pia & York, plans to use the Hud-The 24-story Georgia Power son River for heat rejection in summer and cooling in winter. Another major project oearing com-pletion is at the Princeton Forrestal Center in Plainsboro, New Jersey, where the Prudential Insurance Company is building two prototype large suburban office buildings, one designed by Skid-more. Owings & Merrill of New York and the other by the Princeton University School of Architec-

> One building has glass facades and the other is predominantly limestone, and together they employ many different approaches to cut energy requirements, including stacked skylit corridors centered about a light well, a fabric-cov-ered, 15-foot-deep (4,5-meter) ice pond, one acre in size, to help with cooling, ventable atriums, and walls with layers of glass 18 inches apart that serve as heating ducts when necessary with venetian blinds inside the layers.

ture and Urban Planning

At 375 Hudson Street in New York, a new office huilding just announced by Mr. Speyer, will use was also involved with. The cogeneratioo system involves the installation of diesel power plants within the building to supply its own needs rather than use the more expensive services of the utilForeign Investment in U.S. Is Expected to Increase

NEW YORK — Foreign investment activity in U.S. real estate remains strong and most analysts, brokers and consultants predict that it will increase. John R. White, the president of Lan-

dauer Associates, real estate consultants in New York, maintained that foreigners have shown "no abandonment of real estate as an investment and demand remains strong." Stephen B. Siegel, the president of Cushman & Wakefield Inc., the national real estate leasing and sales company that has its headquarters in New York said that foreign investment is "absolutely resuming with vigor and that the last five years are only the tip of the ice-berg." Whereas Canadian and European sources have been most active in recent years, he noted that Asian funds are beginning to be an important factor.

Peter M. Stell of Brooks Harvey & Company observed that individual Japa-oese investors are not active, but that more than half of the \$1 billion invested by Japanese interests in U.S. property since 1970 has been in the last 18 months or so. He anticipated that the Japanese will become less passive as investors, but noted that they are "difficult to deal with," that their lawyers are often not well-versed in American real estate law and that they tend to take a consensus approach in decision-making that is not well suited to real estate investment.

Several investment advisers, such as Benjamin V. Lambert of Eastdil Realty loc., have recently observed that Americans are likely to encounter "arduous" dealings with the substantial investors in Southeast Asia who are now looking to the United States, and that traditional, slick presentations are often out as effec-

tive as personal relationships. In recent years, the foreign role in U.S. real estate has become much more prooounced and important. In Los Angeles, for example, Robert A. Ortiz, branch manager of the Cushman & Wakefield office, said that almost half of the major developable building sites in downtown are now controlled by a Japanese compa-

ny. Mitsui Fudson. The Canadians have been the most visible, competing successfully with the largest U.S. developers on the most valuable properties. John Eulich, the president of the Vantage Corporation in Dallas, a major U.S. developer, recently referred to the Canadians at an Urban Land Institute meeting in Houston as "a lot of new names and faces from the Frozen North who have really changed the way business is done and undertaken a lot of major projects that we would not have."

Čadillac Fairview Urban Development and Olympia & York, the Toronto-based developers, for example, have recently opened major marketing centers in the cit-ies where they have their U.S. headquar-ters, Dallas and New York, that raise real estate marketing in the United States to a new plateau of sophistication. Their finished buildings are generally considered the equal of any of their U.S. counter-

Io New York, Howard P. Ronson has become one of the city's most active de-velopers and perhaps its most daring. In addition to several attractive medium-size office buildings on lower Manhattan, such as 175 Water Street oear the South Street Scaport and in midtown, Mr. Ronson is the designated developer of the city's most controversial recent project, a proposed tower on Park Avenue next to St. Barthoiomew's Church, a landmark. The glasscurtain wall tower would generate several million dollars a year for the adjacent church, whose air rights it would us

Daniele D. Bodini, president of Ameri-

can Continental Properties Inc., which is located in New York and which invests in American real estate and joint ventures with European institutional and private clients, remarked that offshore investors have become more experienced and selec-tive in recent years and while they still perceive the United States as the best place for long-term real estate investments, they regard "long-term as no long-er than seven years, rather than 15 to 20 years" as had been the consideration io

recent years.

He said, "The smart investors are buying those distressed properties that have surfaced." Arguing that foreign investors would be well advised not to get into de-velopment now because of the existing inventory. Mr. Bodini encouraged them to buy "opportunities" as they become available, that is, properties that have been built with open-ended construction loans and no permanent floancing and are being sold at bargain prices.

Simon J. Milde, senior investment part-

ner in New York of Jones Lang Wootton. consultants based in London, said that the effect of two years of persistently high interest rates is forcing some foreign de-velopers of U.S. real estate, particularly some of the Canadians, to sell off their better properties and sites to meet interest obligations. British developers, he said, remain unscathed, however, because they "act more like manufacturers and build. sell and move on to the next project" with such strategies as forward sales in which a property is built for resale to a long-term

The first of these in New York were arranged by Mr. Milde's firm with new towers at One Exchange Plaza and 40 Broad Street. Mr. Ronson and a European developer developed the 300,000-square-foot (27,000-square-meter) One Exchange

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Plaza, which has been taken in a forward sale by Aetna Life & Casualty Company. Not far away, the 24-story, 280,000-square-foot office tower is nearing completion at 40 Broad Street. It is being developed by Dixons International Holdings U.S.A., Inc.), a property arm of a major

London-based company, according to Mr., Milde, who said the building has been forward purchased by the Airways Pension Scheme, the pension fund for British Air-Mr. Milde said that "yields, which are currently about 115 percent higher than one year ago, can be expected to decrease

as investment money again begins to flow after the recent substantial drop in interest rates." Charles Grossman president of the Schroder Real Estate Corporation in New York, a subsidiary of J. Henry Schroder Bank & Trust Company, noted that "this is the very time to make some extremely, attractive purchases as buildings that once offered a yield of 9 percent are now yield." ing 10 to 11 percent, in large part because many owners are seeking to raise cash to finance new developments or other busi-

ness ventures. M. Thomas Lardner of Lehndorff U.S. Equities Inc., in Dallas an active investor representing blind-pool partnerships for many German clients of banks and Dutch clients of stockbrokers and other foreign interests, declared that he was "not sure this is not the time to buy. . . It's not a collapse at all, but a return to normal business and a period of moderate profits

as opposed to outrageous speculation."
Mr. Lardner maintained that 1982 will be his company's best year in U.S. proper-ties. He said the company did not invest, in Deriver, a market he described as "a serious problem," and said it was reducing

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By Souren Melikian

THE ART MARKET

weighs 18,625 grams. It is far more

than a piece of ornamental table

silver. The perfect balance of the two addorsed nymphs kneeling on

their oval pedestal and bolding up

the bowl like an offering gives it a

well known architect and designer,

Louis-Marie Cavelier, is in Odiot's

tureen one of the finer specimens

of early-19th-century culture and metalwork. In addition it carries the arms of the 'Polish general, Couot François-Xavier' Branicki

and his wife, Alexandra Engel-

hardt. The latter, a daughter of

Catherine the Great of Russia and

Grigori Potemkin was adopted by

Potemkin's sister Martha, married

to Engelhardt and according to

specialists it is her name that gives

Its successful sale was ocverthe-

less far from being a foregone con-clusion, if only because another

pair of tureens by Odiot, circular

instead of oval, but otherwise fol-

lowing much the same design, was sold by Christie's in New York last

This could conceivably bave ex-

hausted the potential market, or at

Greece Set to Restore

Ancient Cretan Palace

The Associated Press

ATHENS — Culture Minister Melina Mercouri of Greece has an-

(\$550,000) on shoring up the crum-bling 3,500-year-old Palace of Mi-

She said experts would conduct

studies to determine how to save

the monument, which draws about

nos at Knossos in Crete.

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nal Herald Tribune

Geneva Silver Sales Reflect Unsettled Economy GENEVA — There is a touch of melanchol bount the market these days as it begins a slow and rather difficult recovery from the spring crisis that hit antique silver and objects of vertu. To some extent signs of the relative recovery may be read into the overall figures. Sotheby's sale of European silver from the 16th to the 19th cecturies, beld Tuesday, registered a total of 1.8 million Swiss francs (about \$860,000), 91.8 percent of the figure being in items sold. At Christie's more ambitious auction of "fine European silver" the day after, 86 percent of the total of 3.3 million Swiss francs was in items sold. Superficially this is encouraging, but a closer look shows how unsettled the situation Sotheby's auction essentially consisted of a large assortment o run-of-the mill to reasonably fine pieces from Britain, the Low Countries, Germany and Switzer land, with one outstanding piece of craftmanship that happens to be of great historical importance. The silver-gilt occclassical soup tureen done by the greatest French goldsmith in his time, Jean-Baposte Odint, is part of the largest known service by the master. It was done in Paris in 1819 and

Part of the "Zeitgeist" show in Berlin, with paintings by Salome (above) and David Salle (below).

Big Berlin Show Misses the Mark

By John Russell New York Times Service

DERLIN — The "international exhibition of modern art" in West Berlin called "Zeitgeist" is in more ways than one a very funny pusiness, but there is no doubt that of the fall season in Europe. More anto the Martin Gropius Building, where the show can be seen through Jan. 16.

"Zeitgeist? was organized by two men who have never been coppled by self-doubt. Christos. Joachimedes, a Greek-born art historian and impresario long resident in Berlin, and Norman Rosenthal exhibitions secretary of the Royal Academy in London; and they had no hesitation in laying down the law as to what is, and what is not; the spirit of the age in .

In all, 45 artists were invited to take part in the show here. At first sight a haphazard company, it did FURCE loser examination. However, it tan at least be broken down by nadionality: There is an American barty (Jonathan Borofsky, James Lee Byars, Malcolm Morley, Robrt Morris, Susan Rothenburg, Da-

Titlla and Andy Warhol). There is i small British team, consisting of Barry Flanagan, Gilbert & George, histopher LeBrun and Bruce McLean. There are the Italians the turn up everywhere these days, and there is a hefty German contribution. There is a Dane, Per Kirkeby; a Dutchman, René Dan-

> The thrust of the show is in faor of painting and sculpture that s strong and direct in feeling, not stall averse to symbolism and roadly speaking Expressionistic n its general tone, even if not all he arusis acknowledge the Gernan Expressionists of before World War I as their natural

els, and a Frenchman, Gérard

From this thrust there results an it that in general is declamatory nd rhetorical. Private fancies are fodied forth on a public scale. Numce and high finish are excluded, dinost by definition (it was stipulated that wherever possible the scale of the work should match the scale of the building in which the show was to be housed). For this reason "Zeitgeist" shapes up as an exhibition of painting and sculpture on a monumental and often uniform scale. Those who wished to come and work in the building were welcome to do so. If the othnol necessarily well adapted to ers sent work made to scale, so

much the better. .

To organize an international exhibition of new art in Berlin is to renew a tradition that, though long in abeyance, could hardly be more distinguished. In particular, the Aotumn Saloo of 1914 in Berlin was one of the largest and most inventive of the international surveys of modern art that could be seen all over Europe and the United States before the ontbreak of World War L Berlin in those days was an open city for new art, and whereas the Armory Show in New York and Chicago came as a surprise and a challenge to its au-diences, the Berliners, took their es the Recline Autumn Salon as the predestined apotheosis of a local appetite for the new and the good.

Still, 1914 was quite some time ago; and Berlin in 1982 is quite another kind of city, even if it once again cherishes the new and the good. Whereas in 1914 the search for new art was conducted by an unofficial and often insubordinate minority, it is now the accepted of-ficial policy.

The organizers of "Zeitgeist" started with a \$600,000 subsidy from the local cultural authorities. They were also given the use of a building designed by Martin Gro-pius (uncle of Walter Gropius, the founder of the Banhaus) and first opened just over 100 years ago as a museum of industrial art. This building has today a provocative location, in that its former front entrance is about six feet from the Berlin Wall and its closest former neighbor was the Gestapo headquarters, long since razed.

As architecture, it always stood out. In the heyday of Kaiser Wilhelm II; when oew buildings m Berlin were heavy on buttock and thigh the museum for industrial art was a matter of wrist and ankle. It was delicate in its every detail, and not least in the ceramie

Around Paris Galleries

By Michael Gibson International Herald Tribune

DARIS — I remember seeing some paintings by Christian indon at ARC early this year and miding the work simmicky. His utrent show is composed of large torks, one done last year which loss not yet quite jell, and six hore recent ones which become interesting. Sindon the work a painted y pattern over the thole surface of his canvas and that attracts me in his latest and rigest canvases is the way in hich his color comes alive, somelow breaks loose from the ascetic cory which is no doubt necessary the artist as a point of deparand creates a world of active ad interwoven emotion. Sindon tikes me as someone who has ten a first adventurous step on tightrope of art and brought it

AR

Christian Sindou, Galerie Bre-Paris 70 Rue Banaparte, Paris 6, to Pac 10.

Société d'Encouragement W. Métiers d'Art is presenting a rewied but oot uninteresting ibw devoted to the bronze-found as craft at the Galerie Bernheimeme. The show suggests somehing of the technical problems ineient in turning an artist's plaster tototype into bronze and perhaps to most eloquent item in the show Presentation of one of Rodin's Burghers of Calais" as it stands just after the casting surrounded with a network of metal veins un-polished and beadless. Doerknobs, locks, medals, bells, abstract and narrative sculptures, from the most forthright and artistic to the most absurdly elaborate, are all presented side by side, which is all right since the hero of this show is the unusually forgotten founder and not the artist.

Galerie Bernheim-Jeune, 83 Rue du Faubourg Saint-Honore, Paris 8, to Dec. 18.

Friedensreich Hundertwässer is animated by a deep hostility toward the straight line which, he declared, is atheistic, immmoral, uncreative, tyrannical, and leads to the downfall of mankind. An comprehensive selection of his work in various media, including tapestry, is on view at Arteurial. It shows his usual range of luminous and living color animating labyrinthine forms and occasional mandala-like con-

etructions. Also at Arteurial are sculptures and architectural projects by Arnaldo Pomodoro. Those already familiar with his polished bronze sculptures, whose open scars seem to reveal an internal structure, will be interested to discover some of his more monumental projects, in-cloding a splendid proposal for a

cemetary near Urbino, Hundertwasser, Pomodoro; Aricurial, 9 Avenue Matignon, Paris 8, both to Dec. 31.

ornamentation, some of which happily survived the tribulations of World War II. But - contrary to what is now often said in Berlin - it was never meant for painting. It was meant for the applied arts in all their forms, from leatherwork to locomotives. And though it does

indeed have large walls, they are

painting For this reason the exhibition, though spectacular at first sight, does not survive close examination. In the central atrium, for instance, the tall oarrow panels tend to look like imperfectly installed wallpaper. Exceptions to this are the Berlin painter Salome, whose slithery bathing figures look rather well, and Davis Salle, whose mix of calligraphic and painterly ele-ments stands up against the archi-tecture. Brace Melean's "Blue Spew (Study for an Office Carpet)" adds a note of wild humor to an exhibition not elsewhere notable for that quality.

huge paintings by the German painter A.R. Penck (they measure 200 by 400 inches apiece) look as if they have been blown up with a bicycle pump. Even at a first glance the evocations of Nazi architecture by Andy Warhol are odious in their insensitivity.

The enormous installation by Joseph Beuys that fills the inner courtyard takes the form of a small mountain of unshaped clay, together with the equipment with which it could have turned into sculpture if any sculptor had chosen to work on it. Beuys in his art is a stage director of genius, and oothing that be does can fall alto-gether flat. West Germany, moreover, owes a great debt to him for the intransigence with which he has upheld the notion of the artist as a free and concerned citizen. But this visitor could not help wondering if it wasn't time that there was a major exhibitino in Germany in which Joseph Beuys did not bog the foreground.

Before long it became clear that the prime object of "Zeitgeist" was to validate the School of Berlin as it is represented in the show by Georg Baselitz, Rainer Fetting K.H. Hödieke, Markus Lüpertz, Dieter Hacker, Helmut Middendorf and Salome, with Anselm Kiefer and others as guests from

other parts of Germany. Elsewhere there is a good deal of thrashing around and pawing the air, as if the painters were knocking themselves out to make some kind of impression. Delectable by contrast is the effect made by Susan Rothenberg, who is, by the way, the first and only woman ever to have been included in an exhibition organized by Joachimedes and

Susan Rothenberg did not paint new pictures to scale. What she sent are large paintings, several years old, of a horse. They radiate a screne sense of what can be done with plain outline drawing and a restrained feeling for color. Like soft speech in a world of disconnected shouting, they give both pleasure and relief.

As it turned out, none of the art-ists deal directly with the fact that the building stands on the edge between East and West. Those who live in Berlin tend, in any case, to take a more pragmatic atotude to that problem than is customary among visitors from overseas. But Jonathan Borofsky came closest to it when he contributed a three-dimensional flying figure that projects out of the window in such a that it hangs in midair within view of an East German full watchtower not 50 yards away; As always, Borofsky's environmental work makes an effect of true poet-ry. It is heightened on this occasion by an echo - the more telling for its lack of emphasis — of the desperation with which men and women had regarded, and may still regard, this particular part of Berleast limited it, because of the feel-ing of deja vu it gave in reproductinn despite its superior quality when seen in the flesh. Sotheby's experts were certainly holding their breaths and it is no mean feat

to have knocked it down to a tele-phone bidder at 525,000 Swiss rancs, which vastly exceeds Sothehy's most optimistic estimate and

now stands as the world record for any piece of silver by Odiot or any neoclassical goldsmith.

The rest of the sale formed a

striking contrast. It could hardly be described as sparkling with enthusiasm. Buyers just were not willing to get excited. Despite the international attendance of private huyers that Sotheby's and Chris-



Odiot silver tureen sold for 525,000 Swiss francs.

mooumental and dramatic quality. The fine chiseling of the details, which were probably designed by a

By Max Wykes-Joyce mational Herakl Tribune MAASTRICHT. Netherlands
— At the beginning of the

17th century, genre painting, that is, portrayals of everyday life, even of drunken and lighting peasantry. became a specialty of some Dutch and Flemish artists.

The most celebrated of early Flemish genre painters was Adriaen Brouwer (c.1605-1638) a selection of whose paintings forms part of a major loan show at Noorman and Brod, Maastricht. The other part is a selection of all periods of work of Brouwer's most important follower, David Teniers the Younger (1610-1690). The exhibition has been ar-

ranged to mark the publication of catalogue raisonne of Teniers the Younger by Margaret Klinge, and mounted for the centenary of the Rembrand! Society.

Nine of the 11 Brouwers in the exhibition depict roistering peas-ants. Comparatively little is known of Brouwer, other than that he was born in Oudenaarde and passed the main working years of his short life in Antwerp, that he was much esteemed by Rembrandt and Rubens, and that 20 years after his death be was commanding Old Master prices.

With his arrival in Antwerp (he was enrolled as a member of the artists' Guild of St. Luke there in 1631) with his mastery of technique and his eager portrayal of realism, all the young artists of Ant-werp began to make powerfully realist genre pictures.

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Chief among these was Teniers the Younger, a man in every re-spect except technical skills different from his mentor. He was extremely able and very ambitious, becoming a master in the Antwerp guild in 1633. Under Brouwer's influence his figures ceased to be allegorical and became brutally real, but with a greater care for more complex composition and more subtle color.

Even under the maximum influence of Brouwer, Teniers was al-ready "civilizing" his peasants, domesticating them and causing them not to appear grossly overindulgent, as they appear in many of Brouwer's paintings.

In 1637 Teniers did himself no little service by marrying Anna, the daughter of Jan Brueghel the Elder. The godmother of their first child was Hélèoe Fourment, Rubens's second wife. Under the influence of his father-in-law's circle, from the early 1640s on, landscape played a more important part in Tenlers's genre paintings. And color assumed a new significance.
In 1645-46 he became dean of the Guild of St. Luke, and the year

after was given his first court commission by the Spanish viceroy, Archduke Leopold William. One "The Village Holiday" (loaned by the Virginia Museum of Fine Arts in Richmond) is a highlight of this impressive exhibition.

Adriaen Brouwer, David Teniers the Younger, Noortman and Brod, Vrijthof 49, Maastricht, Netherlands, to Dec. 11.

tie's attract to Geneva, most of the bidding came from dealers. From the first lot, a fine circular English alver made in 1731 by Francis Neltne, to the last piece sold, a par-cel-gilt tankard done in 1691 by

the Augsburg master Friedrich Schwestermüller, the pace was set by professionals who were not in an overly generous mood. Jack Simons and Jack Koopman of London, and F. Montanaro, the Italian dealer, were buying massively, obviously on commission in a number of cases.

But by and large they got their cods at prices below the lower of the two estimates given by Sothe-by's with remarkable acuracy. oopman paid 24,200 Swiss francs for a pair of Flemish candlesticks, circa 1675 marked "l.I." — estimate: 27,500 to 38,500 Swiss francs — while Simons gave 5,500 Swiss francs for a coffee pot from Ghent, 1788, estimated to fetch 6,600 to 8,800.

Things got a little livelier with the appearance of some exceeding-ly rare silver from Hungary, or rather from the once Germanie enclave of Siebenbürgen in what is now Romania. A tankard by Valentinus Urbiger made about 1650 went up to 30,800 francs, and a very fine, slightly earlier canister by Erhardus Wüstemann fetched 44,000 francs, both bought by Nicolas Salgo, the Hungarian-born chairman of the board of Watergate Companies.

National interest helped Swiss silver that sold almost uniformly well, despite the ostensible lack of interest from a group of English and Italian dealers who left at that point, muttering "coffee break." A mazer wood double cup with unmarked silver-gilt mounts that could be from anywhere in southern Germanie lands, gracefully ascended to 71,500 francs.

On the following day the pattern repeated itself at Christie's sale. A somewhat unsophisticated version of the German Renaissance tankard made from a parcel-gilt mounted coconut was fortunate enough to have been struck with the mark of Rapperswill, thanks to which it was bought by the Rapperswill city museum. In contrast the fine French silver, of which Christie's had a better sampling than Sotheby's, often fetched conservative prices almost grudgingly paid by the trade — a superb ewer by Jean Debrie of Paris, 1739, was not expensive at 16,500 Swiss

francs.
Luckily for Christie's the sale also included some late-19th-cen-tury silver of the kind that used to be unsellable until recently and still strikes most Western buyers as bordering on caricature. These now find a market among the ex-patriate oil millionaires from Saudi Arabi or the Gulf countries and some Lebanese financiers that con-gregate around Lake Geneva. Under no other circumstances would a vaguely Rococo German table with silver mounts, made around 1900 fetch 165,000 Swiss francs or a British silver-gilt copy of an Italian Baroque fountain made in Edinburgh in 1870 go for a breathtak-ing 242,000 Swiss francs. In both cases, a fifth of the price could be considered generous. It is thanks to such extravagance that a sale in which only 68 percent of the lots were sold was turned into a success; in terms of value, the objects sold rose to to 80 percent.



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Study Says Japan Most Competitive

GENEVA — Japan and Switzerland, with the United States and West Germany close behind, are the world's most competitive nations, according to an international business survey to be published Sunday.

The same four countries, in the same order, also rated highest in a separate corporate instructions.

surveyors.

The United States would have topped boilf lists but for the relatively small share of foreign trade in its gross output and social problems such as a high crime rate, the survey said. Conducted by the European Management Forum, an independent business foundation, the survey of 22 countries was based on 245 criteria — 187 of them statistics from international agencies such as the World Bank and the rest on "subjective judgments" of leading corporate executives and economists. corporate executives and economists.

It was the second consecutive year that Japan, Switzerland, the United States and West Germany had taken the top places in industri-

al competitiveness.

"The most striking single change is France's drop from eighth place to 15th place, attributable in large part to the sharp decline in business confidence," the report said, Finland jumped from 15th last year to eighth this year. In the separate "business confidence" category larger and Switzerland carry first and gory. Japan and Switzerland came first and second, as in 1981, while the United States moved into third place from fifth. New Zealand, third in 1981, fell back to 16th place this

The report said the United States would have placed first overall but for poor showings in "Outward Orientation" and "Socio-political Consensus and Stability." the President of the Principal of the Pr 1007 - 200 -.12 ### Persons | Pe PROPERTY PROPERTY OF THE PROPE

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BUSINESS / FINANCE

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ECONOMIC SCENE

By LEONARD SILK

ty Holding to July Cut, Reagan Takes lis Inflationary Risk at Wrong Time

TEW YORK - Before he left for Brazil President Reagan dropped the idea of moving next year's scheduled to-percent cut in personal time taxes up from July to January. But his earlier support for the

we and his reasons for dropping it — are worth examining for the we—and his reasons for dropping it — are worth examining for the hit they shed on economic policy and how it is made.

Although Mr. Reagan and his economic aides proclaim John Maynard the president's plan to move up the date of the tax cut was innessan: a proclaimed measure to check the recession and stimulate economy into recovery.

Timing of the July tax

support of a rapid military

cuts may be good To an old anti-Keynesian like political logic, but it is edrich A. von Hayek, a winner in Nobel Memorial Prize in perverse economics. formorate Science, this was a dan-four course. While stressing his

in support for reducing the role of government, Mr. von Hayek says at reducing the rate of taxation before reducing expenditure "is a very

By thing to do."

While those supply-siders who want tax cuts at any cost and deny the lationship between budget deficits and inflation, Mr. von Hayek says at "a large government deficit is a certain way to inflation." because se government cannot raise "this amount of money by genuine borrowig," but has to "borrow from the banks, which create credit for the

inpose."

Air. Reagan was apparently ready to take that inflationary risk at a ne when high unemployment and industrial slack are putting downing pressures on prices and wages, and when falling output, incomes id tax revenues have been widening the hudget deficit. The Office of hoagement and Budget is now estimating that the deficit in the fiscal fair 1983, which began Oct. 1, will be at least \$180 billion, the higgest for and at least \$60 billion higger than the previous record, the \$110 lion deficit of the fiscal year 1982.

Not all of Mr. Reagan's advisers favored the acceleration of the tax il Martin S. Feldstein, chairman of the President's Council of Ecoanic Advisers, made his opposition public, as did another member of incouncil, the outspoken William A. Niskanen.

. A Political Warning

But it was apparently not Mr. Reagan's economic advisers but his bitical advisers who turned him away from the idea. Rep. Robert H. Echel and Sen. Howard H. Baker Jr. warned that they did not have the Mes to move up the tax cut.

Mr. Reagan sought to put economic logic behind his decision not to at for speeding up the tax cut, "With the deficits," he said, "while I effect that's a stimulant to the economy, it's a stimulant that actually curs down the line a little ways, and the first result in this time of high effect would be an addition to the deficit."

The president did not explain why it would still be a good idea to cut ixes next July when, according to administration forecasts, the econo-ing would be moving upward more strongly, presumably with pressure inding up on prices, wages and interest rates.

· A Compromise on Size and Timing

Recovery, whenever it comes, will generate greater tax revenues and egin to narrow the budget deficit. The president's logic seems to be that is better to cut taxes at a time when the deficit is contracting because if economic recovery rather than when the deficit is growing because the

cocomy is stalled and unemployment is high.

This may be good political logic, but it is perverse economics. Both seynesians and Hayekians would argue that widening the deficit in a ime of expansion would increase the inflationary danger.

Saul Hymans, a Keynesian professor at the University of Michigan. as an ingenious compromise to propose: to move the tax cut up from uly 1 to Jan. 1, but to cut its size in half, to 5 percent from 10 percent hat, he contends, would give the economy greater stimulus when it now, during efficit for the coming fiscal year by \$15 billion or more, when the econoty presumably will be recovering and should have less fiscal stimulus. But it oow seems too late for such a compromise, as politics continues o dominate economic reasoning.

The New York Times

U.S. Deficit Debate: Who's Counting?

WASHINGTON - President Ronald Reagan contends that neither his tax cuts nor his large in-crease in military spending is the cause of the rising U.S. budget def-

"A propaganda campaign would have you believe these deficits are caused by our so-called massive tax cut and defense buildup," the president said last month in New Orleans. "Well, that's a real dipsy

The president's argument attrib-utes the deficit to the rise in domestic spending, especially Social Security and other entitlement

Maybe so, but this is not the only way to look at the budget, as is shown by the accompanying charts. Another way of looking at things, used by many of the president's Democratic opponents in Congress, is to examine the impact of the policy changes the president has made in the budget since he took office in 1981.

In this light, Mr. Reagan's in-creases in military spending and his tax cuts are the direct cause of the expected increase in the Federal deficit between 1981 and 1984.

Martin S. Feldstein, the economist who formulated the president's argument, acknowledged in e recent interview that conclusions about the causes of the deficit depend oo how the ournhers are lonked at. "If you take a static view of the budget, you can hlame the deficit on anything," said Mr. Feldstein, chairman of the president's Council of Economic Advisers. But, be added, "if you ask how we got here" - referring to the current deficit - the culprit is nonmilitary spending.

What this means is that the numbers are neither right or wrong, Instead, the view of the hudget — either the president's historical view or the Democrats' forward look - is a reflection of goals. Mr. Reagan's view reflects his push to cut taxes and raise military spending. And the Democratic view, which is shared by many Republicans, says that the tax cuts and military spending increases have gone too far.

The analysis that some Democrats in Congress invoke is based on what is known as a "high em-ployment" budget. In effect, this method shows what the deficit would look like if the ecocomy were growing at a moderate rate and the unemployment rate were about 6 percent. The effect is to remove the influence of the recesknowledge has driven up the defi-

and the cuts in spending can look smaller. Mr. Feldstein uses a high employment budget analysis to help support one of his arguments.

According to preliminary esti-mates by the staff of the House Budget Committee — using the model of a high employment bud-get — the deficit will more than get — the deficit will more than double as a percentage of the gross

NEWS ANALYSIS

national product, from eight-tenths of t percent of the GNP in the 1981 fiscal year, the last budget by President Jimmy Carter, to 1.7 percent in the 1984 fiscal year, the budget year beginning next Oct.1.

These estimates assume that all the spending cuts proposed in the fiscal 1983 hudget will be enacted, end that there will be neither further spending cuts nor tax increases in 1984.

By this reckoning, military spending will rise eight-tenths of a percentage point as a portion of the gross national product, while tax revenues decline by 1.7 per-centage points, which adds to the deficit by cutting revenue.

This combined change of 2.5 percentage points pushing the defi-cit higher is only partially offset by a drop of 2.2 percentage points in the share of the gross national product devoted to entitlement programs and other domestic

As Mr. Reagan sees things, by contrast, the administration is simply moving military spending and taxes back toward the share of the gross national product that they had to the 1960s. (This historical perspective does not use the high employment analysis, so the fig-ures for the percentages of GNP are higher than the ones cited

As a percentage of gross national product, the level of military spending averaged about 9.1 per-cent in the 1960s, hitting a peak of 9.5 percent during the Vietnam War in 1968 and then falling to 8.1 percent in 1970. These levels are far higher than the 6.2 percent level for the 1982 fiscal year and still above the administration's projected level of 6.7 percent in the

On taxes, the revenue share of the GNP was 18.7 percent in the 1960s, 19.3 percent in the 1970s and 20.3 percept in 1982. Io a projection by the House Budget Com-mittee, revenues are expected to fall to 18.9 percent of the GNP in

The culprit, therefore, is domescit. The purpose is to provide o has risen from 9.5 percent in 1960 clearer picture of how Reagan in 12.1 percent in 1970. The next an estimated 17.4 percent in 1982.

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Dollar Drops Sharply; M-1 Falls \$1.3 Billion

Compiled by Our Stoff From Dispatches PARIS - The dollar fell to its lowest level since August against the Deutsche mark as sentiment in the financial markets turned toward the view that continuing weakness in the U.S. economy would allow interest rates to fall

The optimism about the interest rate outlook was fed by the an-nouncement that U.S. unemployment climbed in November, signating further economic slackness, and by a half-poiot cut in the prime rate to 11 percent at South-west Bank of St. Louis, a small regional institution whose actions are often a beliwether of changes at the major money-center banks.

The Federal Reserve reported after the stock market's close in the New York that the narrowest measure of the moocy supply, M-. fell \$1.3 billion in the week ended Nov. 24. The fall, which was io sion, which economists in and out-side the Reagan administration ac-The chart shows that domestic likely to add to the sentiment that line with most forecasts, seemed spending as a percentage of GNP rates will fall. Declines in M-1 are generally regarded as meaning the Fed will feel less pressure to tightbudget policies have affected the 12 years saw a further increase, to en credit and drive up interest

Even before the M-1 announcement, the news of the jobless rise and prime rate cut helped fuel a credit-market rally in New York. And there continued to be heavy

speculation among analysts that the Fed would soon cut its discount rate, the fee it charges on loans to member banks. Earlier this week, central banks io Switzer-land. West Germany, Austria and the Netherlands reduced their interest rates to spur economic activity, thus raising speculation that the Fed would follow as part of a concerted move.

Henry Kaufman, the Salomoo Brothers analysts, said in his week-ly comment that "financial conditions suggest the need for further monetary accomodation." He said such accomodation would include declines in the federal funds rates. the fee charged on overnight loans among banks, and another cut in the discount rate. In midsession trading of U.S.

turities rose 142 points and loogterm issues were up 21/2 points. goveroments Short-term edvanced 1/2 point.

A decline in U.S. interest rates makes dollar investments less attractive. The U.S currency fell to London trading to 2.42 DM. Dealers in London also noted that the stronger mark also put pressure on other European currencies, with the French franc falling to 283.7 per 100 DM, its lowest ever against the West German currency.

U.S. Joblessness Rose in November To 10.8 Percent

ngson Post Service WASHINGTON - The U.S unemployment rate rose to 10.2

percent in November, the highest level since the spring of 1941, the Labor Department reported Friday.
The oumber of unemployed workers increased by 440,000 to a

intal of 12 million persons last month. The total number of people still working remained about the same at 99 million.

Details of the bleak pre-Christ-mas report gave no hint the ecocomic recovery so long promised by both government and private forecasters is near.

Almost every industry contin-ued to lay off workers last month, helping boost the jobless rate from t0.4 percent in October. Employment dropped in all but three of 22 goods-producing industries and in three of five service industries, the department said.

And on Thursday the Commerce Department said new factory orders — the fuel vital for any recovery - dropped 3.9 percent in October to their lowest level in more than two years.

In several large industrial states. the unemployment rate rose close to a full percentage point. In Michigan the rate climbed from 16.1 percent to 17.2 percent — a depression-era figure equal to the na-tional average in 1939.

In testimony prepared for the congressional Joint Economic Committee, Janet L. Norwood. commissioner of labor statistics. said: "As the recession continues,

have been out of work for long periods increases, in November, 38 percent of the unemployed bad been jobless for 15 weeks or long-

"More than half of these had been out of work for more than six months," she said. "It is also important to remember that people are continuing to enjer the unemployment stream. Four million unemployed persons in November had been jobless less than five weeks

The jump in unemployment is certain to intensify the political struggle in Congress over pending hills that are intended to create new jobs. House Speaker Thomas P. O'Neill Jr., a Massachusetts Democrat called again on Presideni Reagen io agree to his party's \$5-billion bill to create jobs as a Christmas gift to the unemployed in the United States.

Said House Majority Leader Jim Wright, e Texas Democrat: "Any-body who says we don't need a obs bill is just blinking at the

In the Senate, Democratic Leader Robert C. Byrd of West Virginia said the latest unemployment figures were 'e national disgrace' stemming directly from Mr. Reagan's economic policies.

Many economists expect neither the Democratic hill or the separate \$5-hillioo highway and bridge repair hill backed by the administration and most members of Congress would create any noticeable overall increase in the number of

Prices Slip on NYSE On Late Profit Taking

Compiled by Our Staff From Dispatches NEW YORK - Prices on the New York Stock Exchange closed slightly lower Friday as investors moved away from the market ahead of the mooey supply figures. The Dow Jooes industrial aver-

age moved in a narrow range all day and closed off 1.75 points at 1031.36. Declines edged advances. by about a margin of eight to seven, and volume slumped to 71 million shares from 77.60 million Thursday.

Analysts said that institutional investors still dominated market action and that it was difficult to determine what course they would

However, they said, nervous investors cashed in on their profits late io the day so they would be protected if the money supply rose unexpectedly.

The market also showed mixed reactions to an increase in the U.S. unemployment rate for November, with some investors saving the increase would force the Federal Reserve to take steps to lower interest rates. Others viewed the figure as indicating that the Christmas selliog season would be unimpressive

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and would delay the economic re-

Oil, aerospace, drug and retail stocks gave up ground while some technology issues pointed up.

Late November car sales rose by 14.9 percent for the industry, and

two of the big three maoufacturers moved up fractionally. General Motors gained is to 571/2 and Chrysler added is to 121/6 in active trading However, Ford Motor, whose sales rose 27 percent, dropped 1/2 to 33 h. Syntex as also active and rose

1% to 50. The company dropped more than 10 points over the past two weeks the to reports of prroblems, with an anti-blood clottin

American Telephone & Telegraph drew attention with a block of 130,000 shares at 60%, but the stock closed unchanged at 60, AT&T's record \$1.06-billion, 17.7million share offering of common stock at \$60 each sold out quickly

Thursday. Warner Communications, whose Atari unit's sales of video games have attracted considerable attenoon, lost 1% to 54% on the active

Bonn Aide Hopeful on Recovery

KIEL West Germany — The Vest German economy should tart to pull out of the recession in nd-1983, helped by falling inter-at rates, Finance Minister Gerand Stoltenberg said Friday.
The Bundesbank announced

ms Thursday in its discount and ombard rates, a move that Mr. toltenberg said was a hopeful gn. The cuts would not bave been psable without the savings of 5.6 illion Deutsche marks (\$1.27 bilon) in the 1983 federal budget de-ided upon last month, he said. The especially severe decline in he third quarter of this year will

ear, Mr. Stoltenberg said. But he lided that the economy should bein to grow in real terms in the sec-ed half of the year.

The 1983 budget assumes that nemployment will average 2.35 Billion over the year, against a ackground of zero real growth, he

aut economic development and

imployment until well into next

Signs of an economic upturn are eguning to emerge, such as the approvement in demand in the sudding industry. Mr. Stoltenberg aid. But he said that the governaent could not hope to solve all the problems with an emergency rogram, and thet solutions would

ake many years. Savings announced by the federgovernment will mean that state and local governments will be sore than 3 billion DM better off 1 1983 than under previous pending plans, he said.

States whose economic strucres are particularly weak will wrive federal grants based on 1.5 ercent of sales tax revenue under ie 1983 budget. Mr. Stoltenberg aid. Further direct help for the hilding industry, coupled with wer interest rates, will enable nd will set a positive tone for the

hole economy, he said. EC Production Index Lower The European Community's in-ustrial production index fell 4.3 September from a year ago, the C's statistical agency. Eurostat. sported Friday in Brussels. The issociated Press said Eurostat reorted that it was the fourth con-



Gerhard Stoltenberg

secutive fall in the monthly index, and the steepest, since June. There are grounds for fearing that industrial activity has now entered a renewed period of reces-sion, following a prolonged spell of stagnation since the last such peri-od in the first half of 1980," Eurostat said.

The agency said deterioration during the third quarter compared with the previous quarter was most marked in West Germany, where output fell 3.4 percent. The drops were 3.3 percent in Denmark, 2.5 percent in Italy and 1.9 percent in France. The economic situation improved slightly or remained unchanged in Britain and Luxembourg, the agency reported.

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Officials Report 3 Western Firms Bid to Develop Soviet Gas Fields

By John Tagliabue
New York Times Service

BONN - Three Western compa-. mes, from West Germany, France Canada, have submitted detailed bids for contracts to develop large oatural gas fields in the southern Soviet Union, industry officials said Friday.

The officials said the bids were tendered by Mannesmann Anla-genbau, a subsidiary of the Mannesmann steel products company; Partec Lavalin, the energy engi-neering unit of Canada's Lavalin group; and Technip, a French eoergy development concern.

The contracts are for delivery of equipment to be part of a \$1.5-billion project to supply natural gas to the Soviet Union's southernmost republics from huge fields under the Volga River delta, near Astrakhan, the officials said. They did not disclose the value of the

The contracts, which are expected to be awarded next year, would be the first major Soviet orders to Western companies for natural gas equipment since the Siberian gas pipeline deal.

But Western diplomats familiar with the contracts said less controversy surrounds them because the gas was destined for Soviet users, and thus would not heighten Western dependence on Soviet energy

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sources. Moreover, the project was said to involve little or no sophisticated technology.

Nevertheless, the diplomats said there was some concern in the Reagan administration about the interest rates oo loans that Western banks were expected to grant to finance the transaction.

At Washington's insistence, member states of the Organization for Economic Cooperation and Development agreed earlier this year to raise the minimum base rates for such loans. Analysts agreed that the temptation to undercut agreed levels by means of government credit subsidies would great, since the cost of credit would likely be a decisive influence on Soviet trade officials.

That temptation, analysts said. would be greatest in France. The Soviet Union is underswood to be seeking financing in the currency of the country supplying the equip-ment. Inflation in France is higher than in Canada, and roughly dou-ble that in West Germany. Thus.

bank lending rates heavily to equal the real interest rate level, adjusted for inflation, that West German or Canadian hanks would be able to

Development of the Astrakhan gas fields is part of the Soviet Union's five-year plan to increase natural gas production by 8 percent annually to a total of 21 trillion to 22 trillion cubic feet of gas a year by 1985. The gas is intended to re-place supplies that Moscow originally agreed to buy from Iran.

Industry analysts said the project essentially lovolved three stages: a gathering system, including wells and pumping equipment; gas cleansing facilities, which are necessary because of the high hy-drogen sulfide content of the Astrakhan region's natural gas, which makes it highly corrosive; and a distribution network. The Western companies, it was understood, were tendering hids for equipment that included the gas cleansing plants and piping systems.

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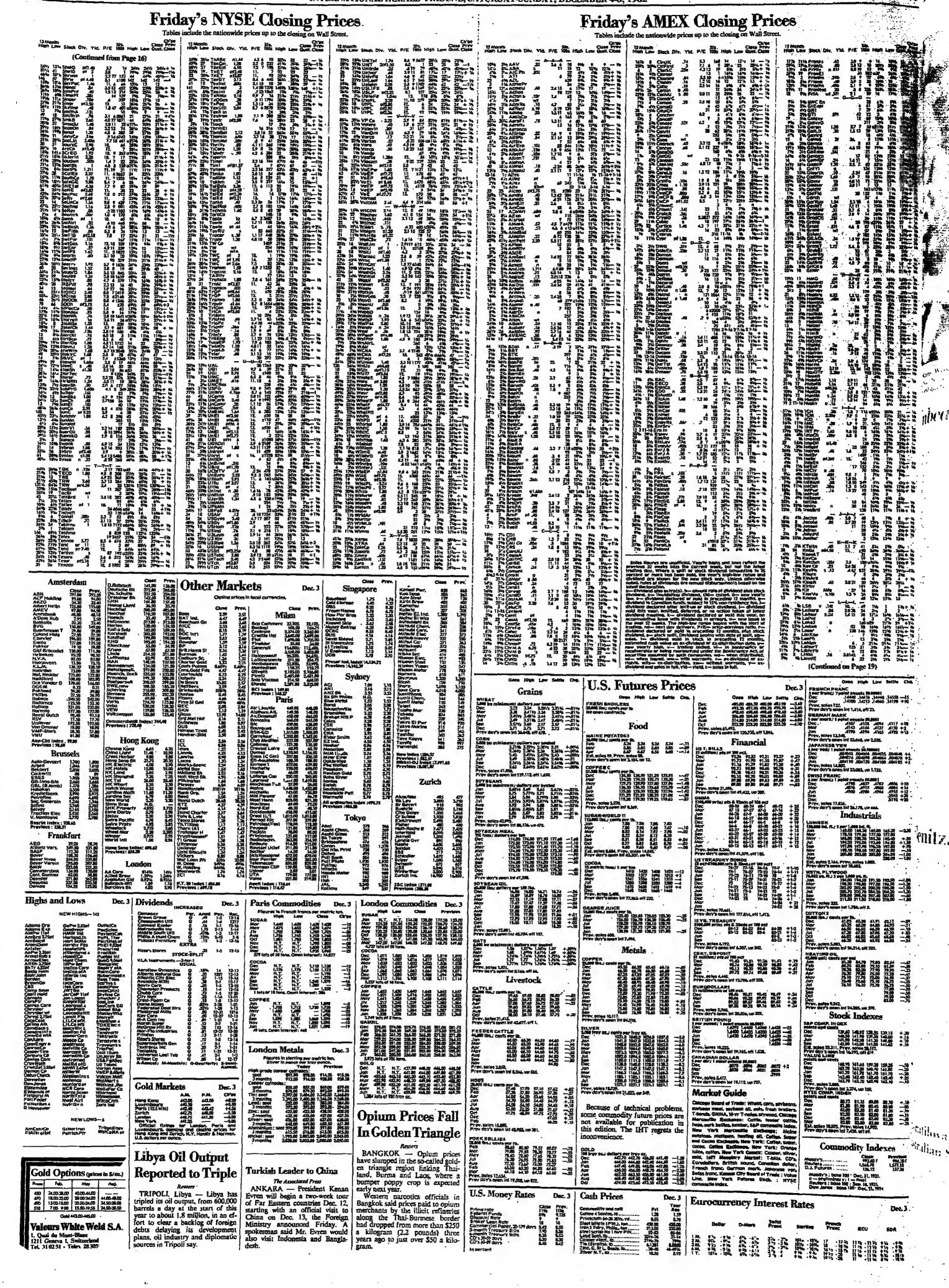
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BUSINESS BRIEFS

Krupp to Lay Off 3,600 Workers At Steel Operations in Duisburg

DUISBURG, West Germany (Reuters) — Krupp Stabl, one of Western Europe's largest steel companies, said Friday that 3,600 workers would be laid off over the next two years — another sign of the growing crisis in the West German steel industry.

Krupp said the steep fall in steel demand and increasing competition on the West European steel market was forcing it to partially shut down its Rhemhausen steel works in Duisburg within the next two years. But the company said the measures will not affect its plans to merge its steel operations with Hoeseh to form Ruhrstahl.

"Last month Krupp announced that 1,300 of the plant's 10,000 workers would lose their jobs under separate cutback plans. Union officials said the company eventually might lay off up 10 5,000 workers under the plan

Auto Sales in U.S. Increased Sharply

DETROIT (AP) — New-car sales of the four major U.S. automakers note 16.4 percent at the end of November from the year-earlier 10-day period, the companies said Friday.

Chrysler reported sharpest increase in sales, up 54.1 percent to 19,434.

General Motors' sales were up the least, 5.2 percent, to 94,326. Ford said it sold 38,488 cars, a 26.7-percent increase. The sales of American Motors Corp., which does not report 10-day sales, were estimated at 5,761, up from 3,076:

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Floating Rate Notes

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THAI SHELL EXPLORATION & PRODUCTION, a subsidiary of Royal Dutch/Shell, said it plans the first production of onshore oil in Thailand on a commercial scale on Jan. 12 when the company starts producing 5,000 barrels of crude a day from a field in Kamphaeng Phet

OCCIDENTAL PETROLEUM's merger with Cities Service to form the eighth largest U.S. oil company has been completed with the approv-al by Cities shareholders and the filing of a certificate of merger with Delaware's Secretary of State.

Canadian Stock Markets

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Closing prices, Dec. 2

Non Banks

U.S. Presses Tokyo On Trade Dispute

Compiled by Our Staff From Dispatches
TOKYO — The deputy U.S.
trade representative, David R.
Macdonald, asked Japan on Friday to give the United States
"prospects" by the end of the year for action to settle the longstand-ing trade dispute over Japanese import restrictions on U.S. prod-

Foreign Ministry officials said Mr. Macdonald made the request in the opening session of a two-day trade subcommittee meeting. The meeting will be followed by another set of talks in Tokyo next week. During those annual sub-cabinet-level talks, U.S. and Japanese officials will review a broad spectrum of bilateral economic and security

Mr. Macdonald asked Japan to open its markets to more U.S. agricultural and other products, including plywood and marine goods. "It is useless to repeat unfruitful negotiations," the officials quoted him as having said. "Japan should give us prospects or tell what can be settled immediately and what can't."

The officials said Mr. Macdonald also asked Japan to let Americans participate in determining Japan's product standards. The United States claims that unfair and overly-strict testing standards

Development of the control of the co

nese markets.

U.S. Ambassador Mike Mans-field warned Thursday that the dispute with Japan over its import restrictions had become a political issue in the United States. The U.S. trade deficit against Japan was \$16 billion last year and might rise to \$20 billion this year. Foreign Ministry officials quoted Ryohei Murata, director-general of the Foreign Ministry's economic affairs bureau, as having said in Friday's meeting that Japan

said in Friday's meeting that Japan was seriously trying to open its markets to U.S. products.

Mr. Murata also told the Americans that the United States should make a greater elfort to export more to Japan, the officials said.

more to Japan, the officials said. They reported that Mr. Murata said U.S. economic recovery was also a key to settling the bilateral trade problem.

Mr. Murata told Mr. Macdonald that Japan would study the U.S. request oo participation in setting standards, the officials said. They said Mr. Macdonald and Mr. Murata discussed the possibility of resuming negotiations on Japanese imports of beef and oranges. The oegotiations broke down in Honolulu in October when Japan rejected a U.S. dewhen Japan rejected a U.S. de-mand for liberalization of imports

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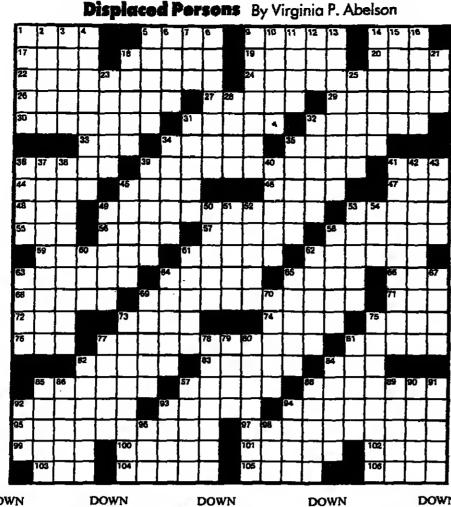
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mamn short 41 Whence Albert hailed? 42 Birthplace of Fred and Steve? 43 Row 45 Hints for 49 Hardest part 35 Cars for exect 36 Summits in 50 Dostoyevsky 51 — pros 52 Clutch 53 Rescues 54 Vigoda 37 Pete's stamping grounds? 38 Poet Paul's

THE HEROIN SOLUTION

Reviewed by Gina Bari Kolata

HEROIN addiction used to be called the "American disease,"

But oo more. Starting in the late 1960s, it grew into a worldwide epi-

demic that shows no signs of abating and is, says Arnold Trehach, "enig-matic." No ooc knows why the epi-demic began, no one knows how to

prevent heroin addiction, and oo one

knows any magical cures for it.

Despite the title of his book, "The
Heroin Solotion," Trebach does not
have an answer to the heroin problem.

His aim instead is to trace the history

of attempts to control the drug in the United States and in England and to

argue for more humility and more humaneness in our approaches to

heroin addicts. He largely succeeds in this goal, writing a readable and fasci-

nating book about a drug whose emo-tional connotation as "evil incarnate"

complicates any attempts to deal ra-

tionally with it. Trebach began his study of heroin

in the 1970s, when as a professor at American University's School of Jus-

tice he looked into the Nixon adminis-tration's "war on crime." To his surprise, he found that oot only was the government investing large amounts of money to control crime,

but it also was using most of its drug abuse funds for treatment and preven-tion programs rather than for law en-

As his interest in drug addiction grew, Trebach founded and served as

the director of the Institute on Drugs, Crime and Justice in England. As a result of this experience, he decided to

write his book. But, he says, his guid-ing philosophy oo the problem of how to deal with narcotics addicts was formed when his first wife died of

cancer in 1976. When he and his two

sons helped his former wife during her final days, he came to appreciate that "human beings seek . altered states of consciousness through every

One reason so many attempts to treat narcotics addicts have failed,

this mental illness. Trebach notes that

heroin addicts frequently are imma-ture and unable to deal with minor

frustrations or inconveniences. Perhaps that aspect of their emotional

makeup is related to their addiction.

He also notes that many addicts sim-

ply grow out of their drug dependen-

cy, giving up narcotics on their own.

"Heroin addiction occurs primarily

in males in their 20s and early 30s. If

they are given heroin by doctors dur-

ing those periods of their lives, if they

are given support in other aspects of their existence, more of them will come into treatment, more will stay over the years, and many if not most

will mature out of their habits hy age 35. Even in a worst-case scenario, in

which hundreds of thousands of heroin addicts stubbornly persist in demanding legal heroin from doctors, decade after decade, they would be

healthier addicts because they would be under medical and mental health

conceivable means."

forcement.

By Arnold S. Trebach. 331 pp. \$24.95.

Yale University Press, New Haven, Conn. 06520.

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care — bowever much doctors might

be repelled by their habits." Trebach

Although for the most part such treatment of addicts has not been

tried, there were a couple of successful

experiments along the line that Tre-bach suggests. From 1919 to 1923, Dr. Willis P. Butler operated a clinic in Shreveport, Louisiana, in which pa-

tients were given narcotics, usually

morphine, in whatever doses were

occessary to enable them to live responsibly without turning to crime. Patients who were unemployed or

who had no place to live were found

johs and housing. Those deemed able and ready to be weaned from drugs

were hospitalized for detoxilication. The Shreveport clinic, however, was

forced to close down hy federal nar-

In England in 1971, a Catholic priest, the Rev. Terence E. Tanner, operated the ROMA Housing Associ-ation which gave addicts apartments

and cash loans to belp them start living normal, responsible lives while on

drugs. Their drugs were supplied by

doctors. Tanner's reasoning was that "ROMA is not specifically concerned with educating its residents to live without drugs. We try to help them live with them." But, in 1979, ROMA to had to close down when British.

too had to close down when British doctors changed their oarcotics pres-

cribing habits so as to make it impossible for the addicts to get maintenance doses of heroin legally.

Trebach notes that oothing in the history of worldwide attempts to con-

trol the heroin epidemic even hints

that a true solution to the problem is

cotics agents.

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84 Hones
85 Plays in chess
86 Enamel COOKIE, HAS NO ANYONE EVER E TOLD YOU THAT 87 Luther or YOU'RE A Larry GREAT CHEF? 88 Quoted 89 "Give-E horse . . . " 90 Celebrations 91 "----so near

92 Sun. discourse 93 Other



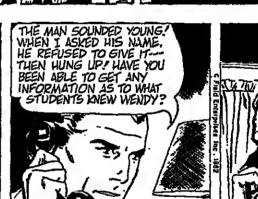
HEY! ARE YOU

ALL RIGHT?



THE MORNING















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in sight. But perhaps the best thing to do is to admit our ignorance and admit that "there is oo explainable cause and oo complete cure — only anclio-ration, moderation, and middle level expectations." Our goal should be to reduce social harm and to try to contain the problem as much as possible. Gina Bari Kolata, a staff writer for Science magazine, is the co-author of "The High Blood Pressure Book: A Guide for Patients and Their Families. She wrote this review for The Washing-

Library of Congress **Develops Method** To Preserve Books

Most books produced since the mid-19th century are printed on acidic wood pulp paper that, after 25 to 100 years, turns brittle and highly likely to crumble in use.

The library devised a plan to take the acid out of the books in a vacuum chamber. The 5,000 books in the test run were placed on handcars mounted on a track and wheeled into a vacuum chamber formerly used to test equipment for space flights.

- in the books from the manufacturing process and from atmospheric humidity — came with it. Then a gas called diethyl zinc was pumped into the chamber, permeating the books and neutralizing the acid in the paper. Leftover gas was then pumped out, air re-admitted and the books removed.

All this is necessary because the gas hursts into flame when it comes in contact with air or water.

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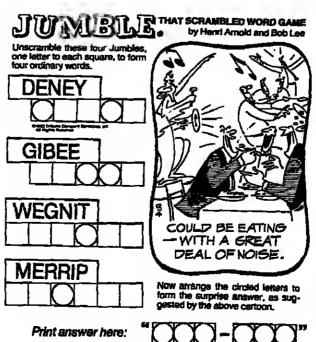
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DECEMBER 3 1982 AL-MAL MANAGEMENT COMPANY S.A. BANK JULIUS BAER & COLM SOFIO GROUPE GENEVA DM — Deutsche Mark; "— Ex-Dividenti;
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Trebach argues, is that no one ac-knowledges that perhaps heroin ad-dicts really need to feel high, that methadone maintenance, for example, simply cannot give these people the experience they desire. "At this point we have reached the same sensitive point we faced in regard to heroin and cocaine for cancer patients: Is it ethical for doctors to deliberately provide gunboria for patients? For doctors on Post. euphoria for patients? Few doctors would answer yes, but if we are to attract addicts to treatment, that must be society's answer," he writes.

The Associated Press
WASHINGTON — Space flight
test equipment has proved successful
in treating books so that they should
last 500 years instead of falling apart As for the question of why heroin addicts need the drug to alter their consciousness. Trebach confesses that neither he nor medical experts know. Many heroin addicts suffer from de-pression, and some scientists have in a quarter-century or less, according to the Library of Congress. suggested that they are drawn to heroin as a form of self-treatment for

As air was pumped put of the chamber, about 800 pounds of water



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SPORTS



Rams' Wendell Tyler fought off two San Francisco pass defenders to cartwheel into the end are for the first of his three touchdowns Thursday night, but Jeff Moore countered with three Ds and quarterback Joe Montana passed for 305 yards as the 49ers won the NFL contest, 30-24.

Unbeaten 'Skins Up Against Walls

By Ken Denlinger Washington Post Service WASHINGTON - If his astonhing interception pace continues nich longer, the world will note ad longer remember that it all bean 14 months ago here against the

Tashington Redskins.
Considering that the Dallas lowboys have two players - Ranwhite and Tooy Dorsett —
harging toward the National
lootball League's hall of fame and
gang of other familiar all-pros. early everybody, except quarter-secks, tends to overlook Eversoo Walls. All he's done is average lose to an interception a game ince high school.

ilways make a catch a game. Neiher does Walls; sometimes he Walls did that four times during

the 1981 regular season. He got two more in the Pro Bowl, and that was after two interceptions — and a semble recovery — against the agers in the National Conference championship game.

In 23 pro iesis, over about a seasoo and a half in time if not in passes. That doesn't count the three he grabbed during the '81 preseason, when most Cowboys weren't quite sure who he was.

One would have thought that anyone worth a stopwatch and travel card—i.e., every scout in the NFL—should have been panting over Walls. He had 11 in-terceptions in 11 games for Grambling his senior season. Instead, the scouting reports said: glue hands and glue feet. He was considered too slow, not worth draft-

The Cowboys got him for box passes.

The Cowboys got him for box passes.

This week, Walls and his pals have been getting an eyeful of of-

He grew up two blocks from their practice field.

When the Cowboys beat the Redskins in the '81 season opener, he was the extra back in obvious passing situations. Dallas stole four passes during a game in which Washington had only 22 fewer yards but 16 fewer points. Throwing that day was a Joe

Theismann with which we have since become unfamiliar. That was early in the awful phase of Theismann's sour-and-sweet experience with Joe Gibbs, when the coach probably wanted to yank him and spank him but could do Theismann completed 22 passes

to Redskins for 281 yards that Regular receivers, grys who to Redskins for 281 yards that mow where the ball's going, don't day; he completed four passes to day; he completed four passes to Cowboys for 129. Walls returned his for a modest eight yards, but then kept getting so good Coach Tom Landry let him start four games later.

Although he had a string of 96 interceptionless passes rudely broken by the Eagles Sunday. Theismann has glittered almost this entire season, throwing strikes before and after the strike. Walls will be earning everything he gets the unbeaten Redskins Sunday.

There is a line of thought around the NFL that Walls is allpro because the Cowboy front four is all-galaxy, that the Three Stooges would seem terrific with those maulers chasing quarter-backs. Cleveland quarterback Brian Sipe has said as much.

Walls and the other overachievers in the Dallas secondary, Benny Barnes, Michael Downs and Dennis Thurman, took that personally. On Thanksgiving Day, Walls picked off two of Sipe's



Everson Walls

fense from Washington's films, of Gibbs at his imaginative peak. Last week, Gibbs had Theismann throwing a flea-flicker off a re-verse; this Sunday might find Theismann lateraling to Joe Jaco-

"Can't wait to see the game plan each week," Theismann says.

More mature, and still mobile,
Theismann ought to let folks see
just how good Walls is. If anyone can cause the Dallas defensive secondary to play hoocstly, it's

The Redskins, however, are going to have to offer some surprises. They are the only unbeaten team in the league after four games, but they have lost their last five straight games with the Cowboys and eight of the last 10.

VIENNA — The World Cup ski season, opening Sunday with a men's downhill event in Pontresina, Switzerland, will see Phil Mahre of the United States aiming this third straight World Cup. In the downhill, hopes rest on

Italy

de Chiesa in the top 10. All we can

hope for is that some of our

younger skiers obtain good plac-

The outlook is brighter for Italy

in the women's department with Maria Rosa Quario and Daniela

Sweden

The highlight for Stenmark this season will be a cup slalom race in his native town of Tarnaby, 60 miles (about 130 kilometers) north

of Stockholm. The tiny village was awarded the Feb. 23 race as an ex-

pression of gratitude for what the Swedish slalom king has done for

alpine skiing. Said Lars Kjaellberg, the Swed-ish coach: "I think that Stenmark

will be as good this season as usu-

al, I guess his competitors know

While Sweden has been a ooeman team for many years, last win-

ter's results proved that in Bengt

Fjällberg — who surprised experts by winning the slalom bronze

medal at last winter's world cham-

what that means."

Zini always good for top finishes.

at his third straight World Cup trophy and his Swedish rival In-gemar Stenmark hoping to regain his ritle as undisputed slalom king. "When you have been winning as much as I have you need a soul 18-year-old newcomer, junior world champion Franck Piecard. The womeo's team will be led by cup downhill champion Marie-Cecile Gros-Gaudenier and by the as much as I have, you need a good motivation in continue." Stenmark said oot loog ago. "Now I have found one in Phil Mahre." top-seeded trio of Elisabeth Chaud, Perrine Pelen and Fabi-

enne Serrat.

Mahre, 25 and at the top of his ability, holds not only the overall crown but also the slalom, giant slalom and alpine combined titles — an achievement umparalleled since the days of French ace Jean-Claude Killy in the 1960s.
"My goal this season is to win

back the slatom and giant slatom cups Mahre captured last winter," Stenmark said. Stenmark, who has won close to 50 percent of all the World Cup

races be has participated in, does not compete in downhills, thus ruling out the chance to gain points in the combined necessary for the overall title.

He is also considering competing in the 1984 Winter Olympics in Sarajevo, Yugoslavia, following the International Ski Federation's saying it would press for the relax-ing of Olympic rules so that for-mer B-license holders may partici-

The B-license, which has been dropped this season, allowed a racer to retain money he earned

from advertising.

A new addition to the World

Cup this season will be the socalled super giant slalom, a cross
between giant slalom and down-To be run in only one heat, it is

designed to give the downhillers an additional opportunity at cup points. A preview of the 1982-83 World

Austria

The team still lacks an all-round skier to fill the boots of Karl Schranz, who won the country's last overall cup trophy in 1970. Austria's hopes remain pinned oo downbillers Harti Weirather, Erwin Resch, Peter Wirnsberger, Uli Spiess and Franz Klammer the latter going onto his 11th cup Such other veterans as 1978

world champion Sepp Walcher and Werner Grissmann, the eternal darkhorse, have retired. Canada Cup downhill champion Steve

Podborski and Ken Read are the only remaining seasoned veterans, following the retirements of Dave

"It's a little scary," Podborski said. "But the young guys are still coming, and they're learning like. One of the most promising

young downhillers is Todd Brooker, who zoomed from 61st to 7th in the FIS rankings earn a position in

In addition to the powerful men's team, Canada should also make itself felt in the women's downhill competition with such established stars as world champion Gerry Sorensen, who in 1981 em-erged as the first Canadian woman in 12 years to win a cup race, as well as Laurie Graham and Dianne Lehodey.

France

As in past years, the women's team has more potential candidates for top placings than the men, although Michel Vion won the men's combined gold medal at

pionships — it has found another potential threat. Switzerland

Peter Müller remain's Switzer-tand's top downhiller. Veteran sla-lom standouts include Pirmin Zurbriggen, Jöel Gaspoz and Jacques Luihy. Max Julen, slowed by ioju-

ries, has returned to top form.
Erica Hess, the overall World
Cup champion and individual cup
slalom titlist (she also won three gold medals at the 1982 world championships) is the versatile competitor by whom all other women on the circuit measure themselves - and she is in top The team suffered a shock last summer with the death of Bruno Seasoned downhiller Doris de

Nöckler, who was killed in car crash that also took the lives of the Agostini is fully recovered from a training-run concussion suffered men's coach, Ilario Pegorari and trainer Karl Pichler.

The oew coach, Pino Pietrogiovanna says. "We have chances
only in the slalom event with Paolo several weeks ago.
United States After the most successful year in

its history, the U.S. team is anticipaung more of the same in the season leading np in next year's Olympics. What the Americans achieved last year was to win 14 races oo the World Cup circuit and five medals at the world cham-

victory, his twin brother Steve captured the world giant slalom title in become the first American man ever to win a world championship uitle in an individual event. Following his recent successes. Phil Mahre has been more confi-

In addition to Phil Mahre's cup

dent as he prepared for the start of With more experience you are less apt to make mistakes," he commented. "We worked a lot on

techniques before the last Olympics, but in the last couple years I have worked more simply on going

The women's team has more depth overall than the men, with Christin Cooper, winner of three world championship medals last winter. Holly Flanders, Tamara Mcinney and Cindy Nelson carry-ing the main hopes. West Germany

When downhill star Michael Veith retired, he said, "Some of our officials have been more concur officials have been more con-cerned with internal lights than with improving the level of our team. Rejoined one official: "The stars have been dictating too much in the past years."

Dissensioo aside, another blow

to the West Germans was the resignation of team coach Max Rieger after only three months on the job. Reiger, a former giant slalom

specialist, figured there was too much work and ton little pay. He was replaced by former downhill

star Sepp Ferstl.

The women's team will be stronger than the men's with the Epple sisters, Maria and Irene, proveo first-caliber competitors. Yugoslavia

Yugoslavia slalom expert Bojan Krizaj will remain his team's strongest asset. This season, one year before the Olympics in my home country, will be especially significant for me," Krizaj said. Although I prefer slalom over the giant slalom races, this time I will not give priority in either. I hope to win a medal in the World Cup slalom competition and in place among the top eight in the giant

Boris Strel will be the team's secood-strongest man after his remarkable victory in a cup giant slalom race at Cortina, Italy, last



Erica Hess

China Wraps Up Victory at Games North Korea from taking part in "It will require a lot of hard

Compiled by Our Staff From Dispatches NEW DELHI — China became the first nation to dethrone Japan for the gold-medal championship in the 31-year history of the Asian Games Friday with clinching victories in badminton and volleyball,

China had a final gold-medal to-tal of 61 in Japan's 57, giving Chi-na of its first title in the games since it entered the competition in The Japanese had enjoyed an

unbroken medal monopoly since the first Asian Games were staged here in 1951. World champion China easily

defeated defending Asiad tite-holder Japan in Friday's womeo's volleyball final, 15-12, 15-5, 15-9. China's other golds came in hadminton, with Han Jian beating In-

donesia's defending champion Liem Swie King, 18-15, 15-10, in the men's singles and Zhang Ar-Ling defeating compatriot Li Ling Wei, 11-6, 11-8, in the women's. Japan woo its only gold on the final day of competition in men's volleyhall, beating China, 15-6, 15-

11, 15-13. China and Japan had battled oeck-and-neck throughout the 16day Asiad, with China serving no-

tice that it would overtake its rival when it won the majority of golds in track and field. Japan also was disappointed when it won only 21 of the 34

golds at stake in the swimming competition. China is in a position to be a

force in the Olympics, a Chinese games official said. "What we have to do now is sum up our experience and prepare for Los Angeles," said Wei Jitong, sec-retary of the Chinese delegation.

work hut we can make a significant impact at Los Angeles," he One Japanese official summed up the task of rebuilding that faces

his country by pointing to their greatest success — a fourth consecutive gold medal for hammer thrower Shigenohu Murofushi. "It was a great personal victory for Shigenobu, but be is a 37-year-old man," said the official, "What

has happened to our youngsters, that he can dominate this sport for 16 years?" In other competition Friday,

South Korea won the gold in men's baskethall by beating defending champioo China, E5-84. China won the silver and Japan the bronze. South Korea — third in the gold-medal standings with 28 — won the light-flyweight hoxing division when Heo Mo Yong defeat-

ed Efren Tahanas of the Philippines oo points. In badminton, the Indonesian team of Icuk Sugirato and Chris-tian Hadinata won the gold in the

men's doubles by beauing China's Luan Jin and Lio Jiang Lee. Iraq woo the soccer gold medal with a 1-0 victory over Kuwait. Meanwhile, the Asian Fontball

Confederation banned North Korea from international competition for two years as punishment for the team's assault on Thai referee Vijit Getkaw during a games soccer semifinal game against Kuwait AFC Presideot Datuk Hamzah Abu Samah of Malaysia said the AFC decided by a majori-

The decisioo effectively bars

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next year's world youth champiooships in Mexico. Datuk Hamzah said the AFC

made no decision about whether or oot to penalize the organizers, India, for failing in protect the re-feree, because those powers rested with the Federation of International Football Associations.

made later this month on whether North Korea would be able to enter the qualifying touroament for the 1984 Los Angeles Olympics. The Asian Games Federation,

dissolve itself Suoday to give way to a new body known as the Olym-pic Council of Asia, AGF officials aid Friday. They said the move was de-

The constitution of the OCA

that the two bodies would conform lations governing various amateur sports and sportsmen, the officials said.

almost certainly lead to the exclusion of Israel from the Asian sporting scene.

Games, in Bangkok, or to the ones just concluded.

Benitz, Gomez Put Titles on Line

NEW ORLEANS — Boxing comes easily to Wilfred Benitez Training is another matter.

The 25-year-old Puerto Rican is one of six men to win three world niles and he has a 43-1-1 record. including 26 knockouts. His reputatioo is that he doesn't like to pay the price of training but, as he went into his World Boxing Council super-welterweight title defense grainst. Thomas Hearns here Priday night, be says he's paid it this

> - The Superdome card also was to include Wilfredo Gomez WBC saper-bantamweight title defense against Lupe Pintor, the WBC bantamweight champion. Gomez will he closing out a phase of his career and Pintor trying to open a The 24-year-old Benitez, whose

first championship, at age 17, was the World Boxing Association junne-welterweight title, suffered his only defeat on Nov. 30, 1979, when be lost the WBC welterweight title to Sugar Ray Leon-ard, the only man to beat Hearns. Gregorio Benitez, the champions father and trainer, said that whis soo trained only 11 days for the Leonard bout, which was his first in eight months. Benitez said he

Navratilova Gains **Australian Semis**

: United Press Intern MELBOURNE — Top seed Martina Navratilova breezed into the semifinals of the women's Ausiralian Open tennis championships Priday by flattening Anne Smith,

-Navratilova will play No. 5 seed Pam Shriver, who outlasted Australian Wendy Turnbull, seeded fourth, 6-7, 6-3, 6-3.

Chris Evert Lloyd subdued Billie Jean King 6-2, 6-2, and Andrea Jaeger overcame West German Eva Pfaff, 7-5; 6-2, to make it an all-American semifinal.

often. He learned be's got to be in good shape in beat anybody." Benitez hasn't fought since he scored a unanimous decision over

Roberto Duran last Jan. 30. "But for this fight I've been working for four months," he said. "This is no vacation," said the champion. This is my business." Benitez has scored decisions over Carlos Santos and Duran in

defenses since winning the title on a 12th-round knockout of Maurice Hope on May 23, 1981. He has won six straight since losing to Hearns, who has a 34-1 record with 32 knockouts, has scored a 10-round decision over Ernie Sin-

Marcos Geraldo and an eighth-round knockout of Jeff McCracken since losing to Leonard Sept. "I'm improved a great deal, being to able in think in the ring," said Hearns, 24. Hearns 16, 19g1. had reputation as a boxer as a top amateur before developing a reputation as an awesome puncher as a

eletary, a one-round knockout of

pro. His boxing ability kept him in Leonard the fight until lie was stopped in the 14th round. Super-bantamweight Gomez will be making his 17th and what be says will be the last defense of his WBC title.

"This is a bridge to a fight with either LaPorte or Castillo," said Gomez. He said he has been promised a title match against the winner of Juan LaPone's WBC featherweight title bout against Ruben Castillo in January.

Pintor says he will not defend his WBC 118-pound class title Gomez has scored all of his 37 victories by knockout, and in Pintor he will be up against a fighter who wages wars of attrition, one who seems to grow stronger as the

fight grows longer.
"I don't think the fight will last the distance," said Gomez. In his

didn't learn anything from the conly loss, he was knocked out in Leonard bout, but his father said, "He learned to be in the gym more dor Sanchez of Mexico in a hid for Sanchez of Mexico the WBC featherweight title Aug. 21. 1981. Pintor has a 49-5-1 record with 38 knockouts.

Pintor, who has defended the bantamweight title eight times, bas gone the full 15 rounds four times winning the title on a split deci-sion over Carlos Zarate of Mexico in a fight in which be was knocked down, June 3, 1979, drawing against Eniro Murata and out-pointing Alberto Davila and Jose Uziga.

■ Weaver-Dokes Set Dec. 10

World Boxing Association beavyweight champioo Mike Weaver will defend his uite against undefeated Michael Dokes Friday in Las Vegas, promoters have an-nounced, it will be the third defense of the crown for Weaver, who last fought Oct. 3, 1981, when be decisioned James Tillis in 15 rounds. Weaver won the title with a 15th round knockout of John Tate in March 1980.

Transition BASEBALL

FOOTEALL Matienal Feetball League CHICAGO—Signed Al Chesley, fin ane-year contract. Placed Bruce H CHICAGO—Signed Al Chesley, Restort o one-year contract. Placed Bruce Huthe backer, on the inlured reserve Rsi. United Styles Football Leasue OAKLAND—Signed Door Meers, Gar-son, Cric Lone and Delmo Hooks, linebut and Vinny Cerrato and Lerry Harris, receivers. receivers.

TAMPA BAY—Named Charite Balley assistant bead coach and defensive coordinator.

Nettonet Hockey League
OETROIT—Traded Yves Courteon, forward,
to Coloury for Bobby Froncis, center,
winnipeg—Recoiled Wode Compbell, defersemen, from Sherbrooks of the American
tradeau.

HOCKEY

COLLEGE
LOUISIANA ST.—Announced the resignation
of Boots Corrord, head track coach, so he con
assume position of assistant new head coach BilMaxwell.
TEXAS CHRISTIAN—Normed Bill Thornton
residents institution once.

NBA Standings EASTRRN CONFERENCE Attentic Divisies

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Dallos 110, Golden State 100 | Asultre 27,
Blackman 25; Short 40, Corroll, 301,
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Notif 20, Thursdays 21)

NHL Standings

WALES CONFERENCE

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5. Pittsburgh 6 (Howerth Shedden (8), Let (6)]. stg 6, St. Louis 3 (Piet) 3 (7), Egyes (5),

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Joao Havelange, president of FIFA, said a decision would be

signed to bring Asia's multisport organizatioo closer to the International Olympic Committee and en-able it to claim IOC funds for the promotion of sport in the region.

The formation of the OCA will

Sources here said Israel, a full member of the AGF, would not be asked to join the new body. Israel was oot invited to the last Asian

Thailand and India gave securi-ty as the reason for Israel's ab-

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The War of the Names

name for the MX missile is The Peacekeeper." As much thought went into what to call the missile as to where to put it. You can say what you want about our military planners, but when it comes to naming megadeath weapons they know their business.

An entire military establishment is involved in thinking up new names for weapons. It is one of the most important divisions in the Pentagon, because when Defense is acquiring new hardware it doesn't want to tip off the taxpayer that it is buying a weapon that

can obliterate millions of people. Digby Trident. who is in charge of market research at Defense, told me: "We spend a lot of time and money thinking up names for our new weapons. The more innocent the name, the better chance we have of the public accepting it."

"How do you work? "Let's take the 'Cruise Missile." The name was selected over others after a great deal of market research in on-the-street interviews. The polisters asked people first how they felt about a new improved 'Hiroshima-Plus Missile' and received an overwhelmingly negative reaction. Then they were questioned how they'd like one called Sudden Death. The male respondents said the name appealed to them because it reminded them of professional fontball. But most females said the first thing that came to their minds was

a lot of families being wasted." Women always rend to be more squeamish when it comes to war,"

Finally we asked what came to mind when they saw the words 'Cruise Missile.' The majority of those questioned said it made them think of a nice boat on a smooth sea. Eighty percent said they would buy a ticket on a cruise missile, even if they didn't know where it was going."

"How did you come up with the name 'Trident' for the new nuclear submarine? "We had originally named it "Killer Shark." But it turned out

War of 1812 Ships Found

United Press Interna WHITEHALL, New York -Diving teams have located more than 20 ships dating back to the War of 1812 in the southern end of Lake Champiain.

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WASHINGTON — You may that several dovish senators on the have noted that the new Armed Services Committee had seen 'Jaws' and decided to withhold appropriations for it. Since we didn't bave another name ready for it and were fighting a deadline, the admirals said, 'We don't care what you call it, Trident. We've

got to have it' "The admiral who was scheduled to testify on the submarine in front of the committee is hard of hearing, and thought we had named it 'Trident.' So that's what he called it when he made his case before the senators, and they loved it. There are a lot of people around here who thought I fixed it so I could have a class of submarine named after me, but I'm completely innocent."

"Where did you find the name 'Peacekeeper' for an MX missile?" "A couple of months ago we got a call from the White House saying the president planned to make a decisioo oo the MX basing system, and go public with it on television. He was leaving toward the Air Force theory that if you packed 100 missiles in a 20-mile strip, and the Soviets attacked them, the ex-plosion of the first Soviet missile would destroy the other incoming Russian missiles. Then we could fire our MX missiles at Russia

with impunity.

"We first thought of calling the MX the 'Fratricide' missile, but when we test-marketed that name we found people thought it meant killing your brother. Then the White House called back and said the president wanted to use the MX missiles as a chip in disarmament talks in Geneva, and he would like a name that would not only alleviate the fears of American Catholic bishops, but also give a message to the Soviets that we were serious about wanting to cut down on the arms race. So we came up with 'Peacekeeper' which is probably the greatest brand name for a nuclear weapon that we

ever thought of." "It makes you want to buy one for a baby," I said.
"It tells the whole story, as far as we're concerned. It's got the carrot

and the stick." "What's the carrot?" "The name 'Peacekeeper.' "

"The missile itself. With 10 nuclear warheads on each, we've got the greatest saber-rattler in the

Living Theater Searches For Home, New Approach

PARIS - Judith Malina was pacing the I floor of her dressing room, under the stage of the Théâtre 140 in Brussels. Overhead, her busband, Julian Beck, and the troupe of the Living Theater were stamping and shouting through "Paradise Now."

"You don't understand," Malina veiled at an Interviewer. "You're just a bourgeoise." "And you're just a dilettante," the angry reporter yelled back.

That was a dozen years ago. "We've all been through a lot." Malina says today in her warm, husky voice. At 56, she is still a small ball of energy, her hair as black as ever and her dark eyes still thickly ringed with black liner. Her hands flutter as she talks, punctuating words with her loog, silver nails. She is part waif and part witch.

Beck, 57, hasn't changed either: still long and sinewy, with wispy white hair framing his baldness, and the same madness in his pale eyes. His graceful gestures seem to spring from a perpetual inner tension.

But they seem to thrive on controversy and misfortune, as though the drama of their lives validated their dramatic message. If the opposition ever ceased, the Living Theater might

Founded 35 years ago, at the dawn of the McCarthy era, the Living Theater is still far from dead. But Book and Malina seem to be taking a pause, thinking about their next step.

"I think right now we're trying to find out bow to meet the needs of the contemporary audience," Beck says, "an audience with a new consciousness, a new awareness, and a new attitude. We're meeting a very young audience that knows us more from reputation than experience. They come because they've heard about us. But now our question is what can we give them, what is their need besides satisfying their curiosity about a legend?

"At one time it was impossible for people to break out of their shell and express what they felt. So we tried to create a theater that would stimulate a liberation of feeling. Now I think what is needed is a theater that will stimulate genuine thought. A theater we talk a lot about now is one that will make it possible for our public to solve the enigma that confroots us today: How to survive in a world that is constantly on the verge of suicide, that moves daily into forms which cultivate death rather than life."

"The problem of living in a death-oriented culture is a dark part of the picture," adds Malina, "but it's almost a veil on the picture. What we are exploring when we are looking for the next step is to find the positive element, the glowing element, that doesn't keep saying how bad it is. The Brig. 'Mass Mensch,' 'Antigone,' 'Paradise Now,' tried to take a step in the direction of how good it

could be, but that was greatly misunder-

The Becks met in New York in 1943. Judith, who was born in Germany and fled with her family as a child, was studying theater with Erwin Piscator. Julian was an Abstract Expressionistic painter who yearned to work in the theater. They founded their own theater, performing at first in an apartment oo Manhattan's West End Avenue. They chose plays by Bertolt Brecht, Gertrude Stein and Paul Goodman — plays for a limited audi-ence. But their audience grew and they moved into the Cherry Lane Theater.

"We have been very fortunate, very blessed, and maybe even very clever." Beck says, "in having done almost all the work we wanted to

do. It's always been a joy."

The big problem though, has been the travel. Io order to support itself, the troupe must perform constantly, and the Becks say there isn't enough time for creative work. Last year, they gave 175 performances in 60 different cives. Now, Culture Minister Jack Lang of France is offering to help them find a home in

Paris, if they find a theater. Beck says he feels at home wherever he is, but Malina says she suffers greatly from bomelessness. "I need a place to have my dia-ries, my mementos, and feel it's my little corner. I don't have that. In some ways I feel that it's in New York, where Julian's mother has an empty apartment for us, but our work seems to be here. So right now home is nowhere. Julian flows with things beautifully,

The Becks don't believe in "astrological hokum," but they're aware that they are both Gemini and that for 20 years, at least onethird of the company members have been Gemini. There have been as many as 35 peo-ple in the group. There are 21 now, from eight countries. It's a kind of linguistic experiment, carried over from the stage, where two lan-guages may be used in the same play, to off-stage life, where conversation is usually a combination of French, English and Italian. Because they almost always live in the same hotel or in neighboring apartments and share leisure time as well as the work process, care is taken as to who joins the group. Once a new candidate is accepted, there is no formal con-

The Becks have two children: Garrick, their 33-year-old son, who organizes "ecologically pure peace villages" and lives on a communa farm in Oregon; and Isha (Hebrew for "worn-an"), their 15-year-old daughter, who has al-

ready acted in Living Theater productions.

Pacifism and anarchy are the twin pillars of the Becks' work, but there is also a solid base of Judaic philosophy. Julian sees it as the quest for "the creative spirit," while for Judith is "a passionate desire for unification."

large degree of liberation and self-expression, they failed to make clear the difference be-tween passion and violence. As a result their audiences were often frightened.

Malina and Beck: "Always a joy."

"Never for one moment did we mean aggression and hostility toward the midience."
Malina says. "We had to break through the complacency to a next step. This is frightening for those who are clinging to tradition. That conservative element serves its function in preventing the new efforts from running away into complete chaos, and we should have looked at those people who are afraid with more compassion

"In some ways," adds Beck, "I feel we should have done everything differently, because none of our objectives has been attained. Of course, a conscious awareness of our human condition has greatly expanded and changed, as with the civil rights and leminist movements, more sexual openness, new family patterns. For this I feel greatly encouraged. Where I feel less encouraged is in the area of action. People want to cool it out, They feel that passion is violence, and they fear that feeling leads to violence."

In their personal lives, the Becks are hopeful. "We've happily changed together" Judith

Nuclear Anniversary

the first sustained nuclear reaction. but raised no toasts to the deadly weapons game made possible by their genius. "The atomic house is like a milistone around our neck, said Robert F. Christy at the University of Chicago, site of the pioneer nuclear reaction on Dec. 2 1942, "We are disappointed at the political barriers to a more positive use of nuclear power." Christy said. The reception for the surviviog scientists involved in the Manhattan Project capped a two-day commemorative symposium on nuclear science and its consequences, "both good and bad," said Robert Sachs, the University of Chicago physics professor who organized the event. "We recognize that not everything that came out of the nuclear age is beautiful," said Sachs, "We're not celebrating anything except perhaps the intel-lectual power that made this possible." When the group of 42 scientists, led by the late Eurice Fermi. brought about the breakthrough it a nuclear reactor built in a squash court under the grandstand of the university's old football stadium, some scarcely envisioned the military use that resulted. "The atmosphere then was so different," said Christy, who in 1941 received his doctorate under the late J. Robert Oppenheimer, the leader of the scientists who developed the otomic bomb. "We were surrounded by a world of war. To win the war, anything you could do was justified, and there was great intensity of common effort to split the atom. Only when we exploded the first bomb did I appreciate more fully the implications."

A jury io Moulton, Alabama, awarded \$35,000 damages to a woman who was tarred and feathered by the ex-wife of the man she intended to marry. During the trial of the civil suit. Elizabeth Jamison McElwey testified that she was stripped, tarred, feathered, and left on a garbage dump near Town Creek in March 1981. She said the perpetrator was Marita McElwey - former wife of the man she planned to marry on the day of the incident, and her sister, Robble McCorkle. Elizabeth McElwey married Dr. John McElwey of Town Creek two days after she was tarred and feathered. She is now divorcing him and lives io

Scientists who worked on the Manhattan Project clinked wine sought \$800,000 damages from glasses on the 40th anniversary of Marita McElwey and McCorki sought SROAGO damages from Marita McElvey and McCorite for physical assault, humiliation, and ridicule, Marita McClwev, 55 was convicted of second-degreekidnapping after the incident McCorkle, 50, pleaded guilty to first-degree criminal trespassing and both got two years' probation.

> Sir Fredelie Laker, the father of low-priced; no-frills trans-Atlantic air travel, has been refused renewed membership in a British travel agents association, thus hurring his chances to rebound as a package tour operator. The Association of British Travel Agents is said Laker was ineligible for reasonwed membership because his less firm — Laker Air Travel — went bankrupt. Without ABTA membership. Laker's new tour firm — Skytrain Holistays — will is not be able to sell package hohdays through the organization's thousands of member British travel agencies.

Peter Bird, the Brinsh photographer rowing solo from San Froncisco to Australia, is battling against the equatorial current that flows east toward Ecuador. Bird. in a semi-monthly radio report, said he still had to row against the eastbound current for 50 miles. Bird, 35, said it should take him about 10 days to reach the south equatorial current that moves wast toward Australia. He left Sin Francisco 102 days ago in a specally built rowbout and hopes to reach Australia in April or May. If successful, his would be the first solo rowing trip. A pair of rowers, 3 John Fairfax and Sylviz Cook, concred the distance in 1971.

Richard Pryor has won a count of street forbidding distributors of Pynamite Chicken from promoting the film as a new movie starring him. Pryor's attorney says the film originally was released in 1969 and Pryor's performance lasts only 10 minutes. Superior Court Judge John Cole issued an injunction in Los Angles ordering Seymour Borde and Associates and Jem Films to include in future advertising the fact the film is a rerelease, and to put Pryor's name in. alphabetical priler in the list of cast members.

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